BOX 10-A WARRANTY DEED

Karen Johnson Davidson County
Batch# 758842 DEEDWARR
11/22/2021 10:49:56 AM 2 pgs
Fees: $13.00 Taxes: $582.75

20211122-0154650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Ayman Sader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/23/23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayman Sader	NEW OWNER	
(NAME)	(NAME)	
7504 Oakhaven Trace		142 04 0A 043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **OTTO Z. VAGO, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYMAN SADER, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 43 of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5438, Page 742, and as amended in Book 6082, Page 866, and in Instrument No. 20020321-0034877, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Otto Z. Vago and Gloria G. Vago, husband and wife, by Warranty Deed from James A. Gibbons, Jr., unmarried, of record in Instrument No. 20140204-0009639, in the Register's Office of Davidson County, Tennessee, dated February 03, 2014 and recorded on February 04, 2014. Gloria G. Vago died on December 11th, 2016. Otto Z. Vago is sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 210 Old Hickory Blvd., #43, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of 11-21, 2021

OTTO Z. VAGO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otto Z. Vago, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of November, 2021.

Commission expires: 10/2/23

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY DAVIDSON COUNTY

Notary Public