Karen Johnson Davidson County
Batch# 760664 DEEDWARR
11/24/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20211124-0156283

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211038201**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Kayla Carter Affiant Subscribed and sworn to before me, this 18th day of November, 2021. Kaylan Gilbert Notary Public My Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Sarwat Naeim and Nagwa Naeim 1103 Ransom Way Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-10-0E-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deidre Wieszciecinski, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarwat Naeim and Nagwa Naeim, husband and wife,** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No. 20130711-0072001 and amended in Instrument 20130719-0074970 and Instrument No. 20140703-0058673, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Deidre Wieszciecinski by Warranty deed from Daniel R. Mohn and wife, Petra M. Mohn of record in Instrument No. 20181024-0105403 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 24, 2018. (Value of consideration shown in aforementioned deed $175,000.00.) Being also known as 1103 Ransom Way 2 Nashville, Tennessee 37217.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130711-0072001, Instrument No. 20130719-0074970, Instrument No. 20140703-0058673, and Instrument No. 20150619-0058800, Instrument No. 20160811-0083641, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Restrictions of record as Instrument Number 20080314-0026053, Instrument No. 20080502-0044959, Instrument No. 200908210078945, an Instrument No. 20121231-012606 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Master Deed and By-Laws for Villas at Ransom Park of record in Instrument Number 20051025-0128829 and as amended in Instrument No. 20061002-0121910, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1103 Ransom Way Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is effective on this 17th day of November, 2021.

Deidre Wieszciecinski

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ SAGINAW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deidre Wieszciecinski, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2021.

Notary Public
My Commission Expires: 11/04/2024

AMY N SCHULTZ
Notary Public, Saginaw County, MI
Acting in the County of SAGINAW
My Commission Expires: November 04,2024

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/13/21.

Affiant Signature

11/18/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/18/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON