Karen Johnson Davidson County
Batch# 763474 DEEDWARR
11/30/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20211130-0158139

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-03-2025

O-VRES-21-1601-A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shylee Raquel Halimi	UNITED WHOLESALE MORTGAGE	
(NAME)	(NAME)	
1601 A Douglas Ave	585 SOUTH BLVD E.	093-02-0B-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	PONTIAC, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN S. HAILE, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHYLEE RAQUEL HALIMI, A SINGLE WOMAN. AS SOLE OWNER ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit # "B", on the Plan of 1601 Douglas Avenue Condominiums as shown by Master Deed of record in Instrument No. 20080115-0004471, being amended and restated by Declaration of Covenants, Conditions and Restrictions for Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20101001-0078686, Register's Office for said County, to which plat reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Brian Haile by Quit Claim deed from Tisha Morris, an unmarried woman and Allison Edwards, an unmarried woman of record in Instrument No. 20100723-0058043 Register's Office for Davidson County, Tennessee, dated July 19, 2010, and recorded on July 23, 2010. Being the same property conveyed to Tisha Morris, an unmarried woman and Allison Edwards, an unmarried woman by Warranty Deed from Christian Properties, Inc. of record in Instrument No. 20080129-0009044 Register's Office for Davidson County, Tennessee, dated January 18, 2008 and recorded on January 29, 2008, being corrected by Corrective Warranty Deed recorded on February 26, 2008 in Instrument No. 20080226-0018700.

The above referenced property has never been the principal marital residence for Brian Haile and spouse, Maury A. Nations.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080115-0004471 Amended and Restated in Instrument No: 20101001-0078686, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 A Douglas Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF NOVEMBER, 2021.

Brian S. Haile by Margaret Means, Attorney in Fact

Brian S. Haile by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRIAN S. HAILE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN S. HAILE.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025