THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Suite 115 Brentwood, TN 37027 P21-12321-BW Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $ **308,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam M. Abdulrahman	New Owner	MAP
3182 Hillsboro Pike		PARCEL 117-07-0B-205.00-CO
Nashville, TN 37215		
(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, **Joseph M. Gaines and Kaitlin Gaines, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam M. Abdulrahman, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 205, on the Plan of The Claridge, as shown on plat of record in Plat Book 5800, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, together with the appurtenant interest in the common elements of The Claridge, a horizontal property regime established by Master Deed and By-Laws of record in Book 5896, page 607, said Register's Office.

Being the same property conveyed to Joseph M. Gaines, unmarried by Warranty deed from Lindsay Holst Leatherman, married woman of record in Instrument No. 20151124-0118972 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

The said Kaitlin Gaines joins in this conveyance to convey any and all marital interest she may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3182 Hillsboro Pike, Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 766172 DEEDWARR
12/02/2021 01:11:01 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20211202-0159914

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 ____ hand( ) this the 30 day of November, 2021.

Joseph M. Gaines

Kaitlin Gaines

STATE OF GEORGIA
COUNTY OF FULTON

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

Witness my hand and official seal this the 30 day of November, 2021.

Notary Public

My Commission expires: 6/18/22

CHAUNCEY M SMITH NOTARY PUBLIC Exp. June 18, 2022 FULTON COUNTY, GA

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kaitlin Gaines** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of November, 2021.

Notary Public

My Commission expires: 6/18/22

CHAUNCEY M SMITH NOTARY PUBLIC Exp. June 18, 2022 FULTON COUNTY, GA