Karen Johnson Davidson County
Batch# 774866 DEEDWARR
12/16/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211216-0166338

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8627

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of December, 2021

Notary Public

Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Murtuza Chaklasi and Fatema Chaklasi 515 Clearwater Drive Brentwood, TN 37027	New Owners	181-02-0A-053.00-CO

WARRANTY DEED

FOR AND IN 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,

Seneca A. McPhee, married, and Sidney McPhee and Elizabeth L. McPhee, husband and wife, Joint Tenants with Right of Survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Murtuza Chaklasi and Fatema Chaklasi, husband and wife

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. B-11 as set forth in the Master Deed establishing Lenox Creekside, Phase 1, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument no. 20060306-0025686, amended in 20060606-0066938, 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits of said Master Deed.

Being the same property conveyed to Seneca A. McPhee, unmarried, and Sidney A. McPhee, and Elizabeth L. McPhee, husband and wife, Joint Tenants with Right of Survivorship by Warranty deed from Joshua Goss, unmarried of record in Instrument No. 20130819-0086931 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 19, 2013. The said Seneca A. McPhee is now married.

Joshua Barbee, spouse of Seneca A. McPhee, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he may have in the subject property by reason of his marital status, or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8221 Lenox Creekside Drive #11, Antioch, TN 37013

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 so 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.

The execution of this instrument is affected by the signature of Elizabeth L. McPhee as Attorney-in-Fact for Sidney McPhee, which Power of Attorney is recorded in Instrument Number 20211213-0164164, in said Register's Office.

Dated this the 8th day of December, 2021.

Seneca A. McPhee

Joshua Barbee

Sidney McPhee by Elizabeth L. McPhee, Attorney-in-Fact
Sidney McPhee by Elizabeth L. McPhee, his Attorney-in-Fact

Elizabeth L. McPhee
Elizabeth L. McPhee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Seneca A. McPhee, Joshua Barbee, and Elizabeth L. McPhee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of December, 2021.

KAYLIE PAYNE TENNESSEE NOTARY PUBLIC My Comm Exp. September 8, 2025 COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth L. McPhee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Sidney McPhee**, and that she is authorized by **Sidney McPhee** to execute this instrument on his behalf.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of December, 2021.

KAYLIE PAYNE TENNESSEE NOTARY PUBLIC My Comm Exp. September 8, 2025 COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

I, Emily Prophet, 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 12-8-21 (date of document).

Affiant Signature

12-13-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of December, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

