WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Y-CRE-21-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 777052 **DEEDWARR**
12/20/2021 04:08:15 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20211220-0168110

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Adla Ahmed Mustafa	**New Owner**	
(NAME)	(NAME)	**173-04-0A-043.00-CO**
209 Ben Alex Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **RUSSELL SUITS AND CAITLIN SUITS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADLA AHMED MUSTAFA, SINGLE WOMAN**, 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 Lot No. 43 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Page 432 through 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell Suits and Caitlin Suits, husband and wife by Warranty deed from Michelle M. Vazquez, married of record in Instrument No. 20191112-0116652 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 12, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24 and re-recorded in Book 7367, page 587 and amended in Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and amended in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement of record in Instrument Number 200010020097139, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7473, Page 697, and in Instrument Number 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Easement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448 and Book 7748, Page 453, in the 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: **209 Ben Alex Ct., Antioch, Tennessee 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 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 shal be applicable to all genders.

Witness my/our hand(s) this the 16th DAY OF DECEMBER, 2021.

Russell Suits by John Gleaves, Attorney-In-Fact

Caitlin Suits by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUSSELL SUITS AND CAITLIN SUITS, and who acknowledged he/she/they executed the same as the free act and deed of the said RUSSELL SUITS AND CAITLIN SUITS.

Witness my hand and official seal, this the 16th of December, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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