Karen Johnson Davidson County
Batch# 783340 DEEDWARR
01/03/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20220103-0000655

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2021.

Notary Public

My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paula Alameda	New Owner	**136100B08200CO**
3533 Seneca Forest Drive		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Semadar M. Nebi, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paula D Alameda Poveda, a single woman

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:

Being a certain Condominium in Davidson County, Tennessee, being Unit No. 22 on Lot 22 of the Priest Lake Forest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, el seq. as amended, Tennessee Code Annotates, and as established by a Master Deed for Priest Lake Forest Condominiums, of record in Book 5931, Page 645, and made applicable to Phase 5 in Book 6145, Page 435, and amended in Book 6199, Page 270, Register's Office for Davidson County, Tennessee, (including without limitation the By-Laws appended thereto, of record in Book 5931, Page 677; and made applicable to Phase 5 of record in Book 6145, Page 433, said Register's Office, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is thereby made for the plan of Priest Lake Forest, a Revision of Lots 21-32-39 and 40 on Condominium Site Plan, Section Five of record in Book 6250, Page 49, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Semadar M. Nebi, married, by Quitclaim Deed from Abid A. Dosky, married, dated September 27, 2017, of record in Instrument No. 20171003-0101104, Register's Office for Davidson County, Tennessee.
Subject property was never the sole primary residence of said Grantor, his/her spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3533 Seneca Forest Drive, Nashville, TN 37217.

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 in 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.

Semadar M. Nebi Date: 10/29/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Semadar M. Nebi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October 2021.

NOTARY PUBLIC

My Commission Expires: 4/17/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.29.21 (date of document).

Connie Taylor
Affiant Signature

10.29.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of October, 2021

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

