**NEW OWNER:**
Emal Sharif and Kamuran Hasan
629 Bradburn Village Circle
Nashville, TN 37013

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 22-3

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 22-15507-RL-b

**MAP & PARCEL**
**164-06-0B-107-00**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 804828 DEEDWARR
02/14/2022 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20220214-0016716

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($265,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Petria Torian, a single woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Emal Sharif, an unmarried woman and Kamuran Hasan, an unmarried man, as joint tenants with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being all of Unit No. 64, on the plan of the Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.**

**Being the same property conveyed to Petra Torian, single woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190401-0028923 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on April 01, 2019.**

**Being also known as 629 Bradburn Village Circle, Nashville, Tennessee 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of January, 2022.

Petria Torian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Petria Torian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00.

AFFIANT

Sworn to and subscribed to before me this 31st day ~~of January~~, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 1/31/2022.

Hadley Roper
Affiant Signature

2/1/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2/1/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal