PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62395
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George H. Martin II Florence C. Martin 239 White Bridge Road #14 Nashville, TN 37209	First Community Mortgage, Inc. 262 Robert Rose Dr. Suite 200 Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 103020501400CO

Karen Johnson Davidson County
Batch# 810381 **DEEDWARR**
02/23/2022 02:44:22 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220223-0020664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$625,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hussain Jinnah and Monica Harasim, as joint tenants with rights of survivorship,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **George H. Martin II and Florence C. Martin, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 14, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Summit at White Bridge, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hussain Jinnah and Monica Harasim, as joint tenants with right of survivorship by Warranty Deed from Summit at White Bridge, LLC, dated August 30, 2018 and recorded August 31, 2018, of record in Instrument No. 20180803-0086572, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160808-0081832, said Register's Office.

This is improved property, known as 239 White Bridge Road, # 14, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of February, 2022.

Hussain Jinnah **Monica Harasim**

State of Tennessee

County of Davidson

On this 18th day of February, 2022, before me the undersigned authority, personally appeared Hussain Jinnah and Monica Harasim, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Sworn and subscribed before me this 18th day of February, 2022.

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary