061-22

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239553**	STATE OF TENNESSEE) COUNTY OF **RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. K. Minter Affiant Subscribed and sworn to before me, this 16th day of February, 2022. Sheila K. Reburn Notary Public My Commission Expires: 1-19-25

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 812755 DEEDWARR
03/01/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20220301-0022826

WARRANTY DEED

Address New Owner: Javier Penaflor 140 Bluegrass Circle Hendersonville, TN 37075	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-16-0A-016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wida K. Hamidi** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Javier Penaflor**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C-4 , on the Horizontal Property Regime for Harding Glen Condominiums (formerly known as Barcelona Condominiums), as recorded in the Master Deed of record in Book 6400, page 801, Book 9397, page 814 , Book 11509, page 965, and in Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to WIDA K. HAMIDI, by deed from LAM NGUYEN AND JENNY NGUYEN, HUSBAND AND WIFE, of record in Instrument No. 20150902-0089342 , dated August 28, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 133-16-0A-016.00 CO.

Master Deed of record as Book 6400, page 801, amended in Book 9397, page 814, in Book 11509, page 965, Instrument No. 20070926-0114999 and Instrument No. 20180606-0054269, said Register's Office. Amendments to the By-Laws of Harding Glen, f/k/a Barcelona Condominium Homeowners Association, Inc. of record as Book 9723, page 68 and Book 11509, page 965, said Register's Office.

Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422, and amended as Instrument No. 20030624-0086638, said Register's Office.

Grant of Easement in Instrument No. 20121114-0104727, said Register's Office.
Amended & Restated Rules and Regulation in Instrument No. 20010329-0030288, said Register's Office.

This is improved property located at 270 Tampa Drive, Unit C4 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2022.

Wida K. Hamidi by Khalid Kamal, her Attorney-in-Fact

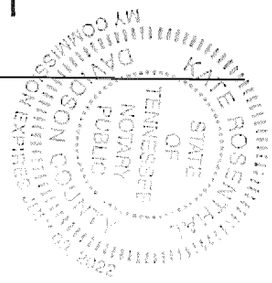
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Khalid Kamal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Wida K. Hamidi and that he is authorized by Wida K. Hamidi to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of February, 2022.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 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 July 1, 2021. Document Dated FEBRUARY 16, 2022.

Affiant Signature

Dated 2/16/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 16 day of Feb, 2022

Notary Signature

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-17-23

Notary's Seal (if on paper)