WARRANTY DEED

Karen Johnson Davidson County
Batch# 818600 DEEDWARR
03/09/2022 01:02:54 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220309-0027093

B-SH-21-1930B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maryam Akbari **Maral Akbari**	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME) **1930 Herman St, Unit B**	(NAME) **3701 Arco Corporate Drive, Suite 200**	**092-07-0S-002.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Charlotte, NC 28273**	
(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, **TWO E'S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARYAM AKBARI AND MARAL AKBARI, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Unit B, on the Plan of Herman Street Townhomes, attached in Exhibit "A" as 1930 Herman Street, on the Supplement to the Declaration of Covenants, Conditions and Restrictions for Herman Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201021-0122453, Supplement in Instrument No. 20201204-0141121 and Amended in Instrument No. 20210621-0083556, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Two E's Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Deborah Hubbert and Tony Stringfellow, individually and as authorized signatories on behalf of Geraldine Terry, Julia Hemphill, Mary L. Groves, Esley W. Bratton, III, Chester Kimble, Chester R. Kimble, William Derek Kimble, Andrea Kimble Grigsby, Sonja Kimble, Sharon Stringfellow, Michael Stringfellow, Donald Stringfellow, Donna Stringfellow Terry, Salathiel Stringfellow, IV, Calvin Stringfellow, Terry Key, Eugene Kimble, Jr. (aka Teddy Kimble), Edna Kimble, Leslie Lafebra Miller, Patricia Houston and Cynthia Amos Moore, of record in Instrument No. 20200825-0095974 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 25, 2020.

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 161, Page 41, 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 Instrument Number 20201021-0122453, Supplemented in Instrument No. 20201204-0141121 and Amended in Instrument No. 20210621-0083556, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20201008-0117333, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20210503-0059237, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20210714-0094574, 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: **1930 Herman St, Unit B, Nashville, Tennessee 37208**.

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 shall be applicable to all genders.

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2022.

Two E's Development, LLC, a Tennessee Limited Liability Company

BY: _____
Anthony Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of TWO E'S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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