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Karen Johnson Davidson County
Batch# 818864 DEEDWARR
03/10/2022 08:53:13 AM 3 pgs
Fees: $18.00 Taxes: $1,049.65

20220310-0027436

Send Tax Statem
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:

Mohsen Girgis
1028 Bradburn Village Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel: 164-6-D/294CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **OLE SOUTH PROPERTIES, INC. A TENNESSEE CORPORATION,** has this day bargained and sold and does hereby transfer and convey unto **MOHSEN GIRGIS, MARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit No.294, on the plan of The Townhomes of Bradburn Village, Phase 4, 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, 20070817-0098536; and further supplemented of record in Instrument No. 20121109-0103798 and Instrument No. 20210329-0041050; and amended of record in Instrument No. 20210412-0047996, 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 a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from Bradburn Village Phase 4 Partnership, a Tennessee General Partnership dated August 12, 2021, appearing of record in Instrument No. 20210826-0115338 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions for The Townhomes of Bradburn Village contained in instrument of record in Instrument No. 20070817-0098536, and Supplemented of record in Instrument No. 20121109-0103798, Instrument No. 20210329-0041050, an Instrument No. 01210412-0047996; Assignment of Developer's Rights of record in Instrument No. 20210329-0041049; Transmission Line to United States of America of record in Instrument No. 20020909-0109149; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Right-Of-Way of Colonial Pipeline of record in Book 3670, page 396, Book 4579, page 913, and in Book 3644, page 317; Tennessee Valley Authority (TVA) and Pipeline Easement of record in Book 4728, page 63; Agreement regarding Grant of Easement of record in Instrument No. 20070622-0074712; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150105-0000515 an in Instrument and in Instrument No. 20180419-0036999; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080502-0045461; Access, Utility and Drainage Easement of record in Instrument No. 20171229-0132505 and to any and all matters shown on said plat and survey of record 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 No. 20070817-0098536; and further supplemented of record in Instrument 20121109-0103798 an Instrument Number 20210329-0041050; all of said Register's Office

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MOHSEN GIRGIS, MARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 18th day of February, 2022.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
Ben Blake, Vice President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ben Blake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 18th day of February 2022.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 12/18/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $283,690.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Madsen Girgis
AFFIANT

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

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 7/18/22

