Karen Johnson Davidson County
Batch# 825122 DEEDWARR
03/18/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220318-0031868

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-BMR-22-124

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)
Emily M. Edkin and Gregory P. Smith	New Owner	
(NAME)	(NAME)	161-16-0A-047.00-CO
124 Shadow Glen Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DIYAR BAKIR BAKIR AND SHANAZ OMER MUSTAFA A/K/A SHAZA MUSTAFA, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY M. EDKIN, AN UNMARRIED WOMAN, AND GREGORY P. SMITH, AN UNMARRIED MAN**, 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 No. 47, Building 8, on the Plan of Townhomes of Shadow Glen, as established by the Declaration of Covenants, Conditions and Restrictions of the Townhomes of Shadow Glen of record in Instrument No. 20040315-0029248, as corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086707; Supplemented in Instrument No. 20040713-0083179, Instrument No. 20041021-0126776 re-recorded in Instrument No. 20041025-0128065; Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, and Instrument No. 20060124-0009112; Amended in Instrument No. 20050520-0056887 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diyar Bakir Bakir and Shanaz Omer Mustafa. husband and wife by Warranty deed from Brady Joel Haas and Casey Haas, husband and wife of record in Instrument No. 20170426-0041051 Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on April 26, 2017.

Shanaz Omer Mustafa is also known as Shaza Mustafa.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen with By-Laws appended thereto, of record in Instrument Number 20040315-0029248, as corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086707; Supplemented in Instrument No. 20040713-0083179, Instrument No. 20041021-0126776 re-recorded in Instrument No. 20041025-0128065; Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, and Instrument No. 20060124-0009112; Amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882, Register's Office for Davidson County, Tennessee.

• Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
• Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
• Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, page 831, amended in Instrument 20000114-0004981, Register's Office for Davidson County, Tennessee.
• Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.
• Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, said Register's Office.
• Restrictions of record in Book 9640, Page 873, in the Register's Office for Davidson County, Tennessee.
• Strom Water Detention Agreement and Easement for Water Mains and Appurtenances of record in Instrument Number 20040406-0038744, in the Register's Office for Davidson County, Tennessee.
• Income restrictions set forth in Warranty Deed filed in Instrument Number 20150421-0035528, 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: **124 Shadow Glen Dr., Nashville, Tennessee 37211**.

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 9th DAY OF MARCH, 2022.

Diyar Bakir Bakir by Margaret Means, Attorney-In-Fact

Shanaz Omer Mustafa by Margaret Means, 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, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DIYAR BAKIR BAKIR AND SHANAZ OMER MUSTAFA, and who acknowledged he/she/they executed the same as the free act and deed of the said DIYAR BAKIR BAKIR AND SHANAZ OMER MUSTAFA.

Witness my hand and official seal, this the 9th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lindsay Philpot, do hereby make oath that I 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 March 9th 2022.

Date

Affiant Signature

March 9th 2022
Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 9th day of March, 2022

Notary's Signature

My Commission Expires: 05·21·2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY