(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 829436 DEEDWARR
03/28/2022 10:37:18 AM 2 pgs
Fees: $13.00 Taxes: $247.90

20220328-0035310

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2022.

Notary Public

My commission expires: 3.17.2024

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebar Hadi and Meran Abdullah	**New Owner**	**133-15-0A-085.00CO**
633 Murfreesboro Pike		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hector Mora

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebar Hadi and Meran Abdullah as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit N-7, on the Plan of Pagoda Condominiums as established by Master Deed of record in Book 6111, Page 22, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Pagoda Condominiums set forth on Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Dalvin Mora, unmarried, by Warranty Deed, from Minchul Kang and wife, Miyoung Cheong, dated August 12, 2011, of record in Instrument No. 20110815-0062640, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Hector Mora, by Quitclaim Deed, from Dalvin Mora, unmarried, dated February 26, 2020, of record in Instrument No. 20200304-0023733, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492, Book 9922, Page 495, Book 10458, Page 936, Instrument No. 20001115-0113374, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6111, Page 64, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131209-0124879, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 6548, Page 125 and Book 8870, Page 923, in the Register's Office for Davidson County, Tennessee.
Land Use Restriction Agreement of record in Book 8395, Page 947, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 320 Welch Road, N-7, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 21st day of March, 2022

Hector Mora by Ironelly Mora attorney-in-fact
Hector Mora by Ironelly Mora as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ironelly Mora**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Hector Mora**, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact for Hector Mora**, and is authorized by Hector Mora to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of March, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **22-138**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027