WARRANTY DEED

Karen Johnson Davidson County
Batch# 833024 DEEDWARR
04/01/2022 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20220401-0037874

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 2-23-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2638LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Omran A. Chalkey	Omran A. Chalkley	
370 Wallace Road G5	2313 Sunnett Place	
Nashville, TN 37211	Nashville, TN 37211	147 03 0B 026.00

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 ACKNOWLEDGED, WE, **SOZAN MOHAMMED FARAJ, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OMRAN A. CHALKEY** 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 No. G-5, of Southern Hills Condominium, created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, page 502, and as amended in Book 7044, Page 209 and Appointment of Successor Trustee recorded in Instrument Nos. 20010924-0103170 and 20170403-0032217, 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 Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Sozan Mohammed Faraj, by Warranty Deed from Karwan Faraj (FKA Karwan Farag), of record in Instrument No. 20180831-0086507, in the Register's Office of Davidson County, Tennessee, dated August 28, 2018 and recorded on August 31, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Southern Hills Condominium of record in Book 6594, Page 502, as amended in Book 7044, Page 209 and Appointment of Successor Trustee recorded in Instrument Nos. 20010924-0103170 and 20170403-0032217; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement for Sewer, recorded in Book 4435, Page 29. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6695, Page 22. Easement recorded in Book 11201, Page 741.

**This property is not the primary residence of Sozan Mohammed Faraj*

This instrument is being executed in behalf of Sozan Mohammed Faraj pursuant to a power of attorney executed by the same on the 11/07/2015, and being filed for in Instrument # 202204010037873, Register's Office for Davidson County, Tennessee.

This is improved property known as 370 Wallace Road G5, 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 in 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 hand on the 25th day of March, 2022.

Sozan Mohammed Faraj, by
as her Attorney in Fact

Sozan Mohammed Faraj, by Shwan H. Sorani

as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On the 25th day of March, 2022, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Shwan H. Sorani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Sozan Mohammed Faraj for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Sozan Mohammed Faraj.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 25, 2022.

Lisa Allard, Affiant March 25, 2022

State of Tennessee County of Williamson

Sworn to and subscribed before me this March 25, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024