Karen Johnson Davidson County
Batch# 833767 DEEDWARR
04/04/2022 09:40:31 AM 2 pgs
Fees: $13.00 Taxes: $752.95
20220404-0038465

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1099

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cassie E. Dresen	NEW OWNER	Map: 136100B00700CO
(NAME) 3517 Seneca Forest Dr.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($203,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NADI SALAMA, A MARRIED MAN,

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

CASSIE E. DRESEN, A SINGLE WOMAN,

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 further described as follows:

Being Lot No. 18, unit 18, Condominium Site Plan, Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Plan Book 5200, Page 574, amending Plat Book 5200, Page 573, Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nadi Salama, a married man, by deed from Jeana Cheryl Mitchell, Trustee of 2011 Bolton Community Property Trust dated June 20, 2011, of record in Instrument No. 20211118-0153736, dated November 11, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 574, amending Plat Book 5200, Page 573, said Register's Office; (3) Charter for Homeowners Association of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6021, Page 99, amended in Book 6021, Page 107, Book 6123, Page 176, Book 6199, Page 270, Book 5931, Page 645, amended in Book 6021, Page 101, Book 6106, Page 610, Book 6145, Page 434, Book 6145, Page 435, Book 6199, Page 270 and Instrument No. 20090602-0050792, Book 5931, Page 677, amended in Book 6021, Page 102, Book 6108, Page 18, Book 6123, Page 175, Book 6124, Page 956, and Book 6145, Page 433, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 3517 Seneca Forest Dr., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 4th day of March, 2022.

Nadi Salama

Nadi Salama

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nadi Salama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 4th day of March, 2022.

My Commission Expires:

1/3/23

Notary Public