Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 834572 DEEDWARR
04/05/2022 11:09:38 AM 2 pgs
Fees: $13.00 Taxes: $1,559.55

20220405-0039175

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$421,500.00**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

Notary Public

My commission expires: 10/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3426

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bill R. Clark **Francine Clark**	New Owner	**Map 117-03-0-H Parcel 253.00co**
2600 Hillsboro Pike #253		
Nashville, TN 37212		

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

Araj Assadian Arabi and Lana Assadian both unmarried

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

Bill R. Clark and Francine Clark, husband and wife

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.253 as specified on the Plat shown in the Master Deed, on the Plan of The Enclave at Hillsboro Village Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Enclave at Hillsboro Village Condominiums, of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Enclave at Hillsboro Village Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20051005-0119789 amended in Instrument No. 20060210-0016562, said Register's Office, for a more complete identification and description of such Unit.

Being all of the same property conveyed to Araj Assadian Arabi and Nurlana Assadian Arabi, husband and wife, by Deed dated February 14, 2014, from Zachary P. Goldman, married, of record in Instrument No. 20140224-0015606 and further conveyed to Araj Assadian Arabi and wife, Lana Assadian by Quitclaim Deed dated October 1, 2020, from Araj Assadian Arabi and Nurlana Assadian Arabi, n/k/a Lana Assadian of record in Instrument No. 20201007-0116275, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Master Deed as shown in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed and By-Laws establishing The Enclave at Hillsboro Village Condominiums of record in Instrument No. 20051005-0119789, as amended by instruments of record in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; 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. 3) Grant of Easement by and between Comcast Cable Communications Management, LLC, and The Enclave at Hillsboro Village Condominium Association, Inc., of record in Instrument No. 20200310-0026753, said Register's Office. 4) Storm Water Detention Agreement of record in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, said Register's Office. 5) Charter of the Enclave at Hillsboro Village Condominiums, Inc. recorded at Instrument No. 20050926-0115605 and re-recorded in Instrument No. 20050928-0116816, said Register's Office. 6) Conveyance of common area to the Enclave at Hillsboro Village Condominiums Association, Inc., of record in Instrument No. 20070919-0111937, corrected in Instrument No. 20071002-0117298, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2600 Hillsboro Pike #253, Nashville, TN 37212**

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 **31st** day of **March, 2022.**

Araj Assadian Arabi

Lana Assadian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Araj Assadian Arabi and Lana Assadian,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2022.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.