Karen Johnson Davidson County
Batch# 836529 DEEDWARR
04/08/2022 11:07:05 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20220408-0041297

WARRANTY DEED DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY File No. AT-22-2200	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00 Madelyn Givens Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2022 Notary Public MY COMMISSION EXPIRES: 4-6-22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmad M. Rabi (NAME)	Ahmad Rabi (NAME)	
2506 A Barclay Drive, Right Unit (ADDRESS)	(ADDRESS)	083-12-0V-002.00-CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Gary Goetzman, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ahmad M. Rabi,** unmarried, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes At 2506 Barclay Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210105-0001284, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 2506 Barclay, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210105-0001284, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Curtis M. Atkins and wife, Mary Sue Atkins by Warranty deed from Carl A. Cunningham and wife, Betty E. Cunningham of record in Book 3643, page 83, Register's Office for Davidson County, Tennessee, dated October 15, 1963 and recorded on October 17, 1963.

NOTE: The said Curtis M. Atkins having predeceased Mary Sue Atkins, leaving her as surviving tenant by the entirety.

Being the same property conveyed to Don o. Atkins by Quitclaim deed from Mary Sue Atkins of record in Book 10628, page 415, Register's Office for Davidson County, Tennessee, dated September 16, 1997 and recorded on October 01, 1997.

Being a portion of the same property conveyed to Gary Goetzman, a single man by Warranty deed from Don o. Atkins, a single man of record in Instrument No. 20200622-0066093 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This property was not a martial residence.

Being also known as 2506 A Barclay Drive, Right Unit B Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 6th day of April, 2022.

Gary Goetzman

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 6th day of April, 2022, before me personally appeared Gary Goetzman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2022.

Notary Signature
My commission expires: 8/31/2023

CATHARINE A. SOWARDS
Notary Public - California
Los Angeles County
Commission # 2303705
My Comm. Expires Aug 31, 2023