Karen Johnson Davidson County
Batch# 839008 DEEDWARR
04/13/2022 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $3,755.50
20220413-0042819

Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,015,000.00

Affiant

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 29th day of March, 2022.

Notary Public
My commission expires: 3/15/25

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hany Mukhtar 812 13th Avenue South, Nashville, TN 37203	New Owners	093-13-0T-009-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Andrew Ryan Priestes and Jennifer Marie Priestes, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hany Mukhtar, an unmarried person** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 9 of Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Marie Priestes and Andrew Ryan Priestes, husband and wife, by deed from Gulchetto Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170320-0026833, Register's Office for Davidson County, Tennessee, and dated March 15, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Gulch Element of record in Instrument No. 20150930-0099318 Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150520-0046353 and Instrument No. 20161024-0111840, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement and/or Public Street Right-Of-Way of record in Instrument No. 20161108-0118037 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20150930-0099318 and amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432 in the official records of the Davidson County Register of Deeds.

5. Charter of Element Gulch Association of record in Instrument No. 20151023-0107999, Register's Office for Davidson County, Tennessee.

6. Subject to the Master Deed, recorded as Instrument #20150930-0099318 and amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 812 13th Avenue South, #9, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of March, 2022.

Andrew Ryan Priestes

Jennifer Marie Priestes by Andrew Ryan Priestes, her Attorney-In-Fact

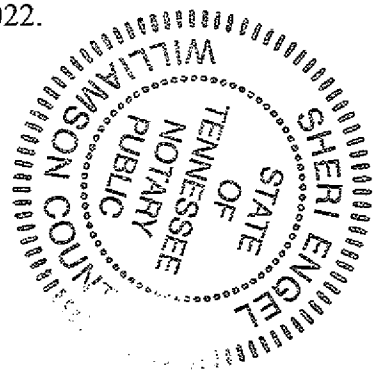
202204130042818

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2022, before me personally appeared Andrew Ryan Priestes, 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 28th day of March, 2022.

Sheri Engel
Notary Signature
My commission expires: 12-18-23

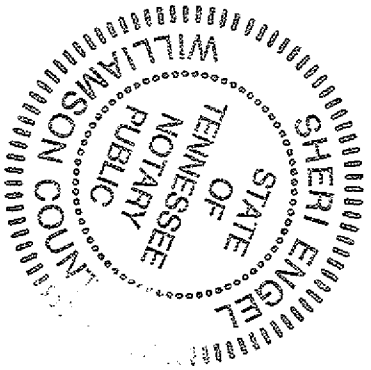


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2022, before me personally appeared Andrew Ryan Priestes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer Marie Priestes acknowledged that such person executed the same as the free act and deed of Jennifer Marie Priestes.

Sheri Engel
Notary Public

My Commission expires 12-18-23



202204130042819

Certificate of Authenticity

I, Joshua A. Terry, 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 3-28-22.

Affiant Signature

4-6-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4-6-22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23