Karen Johnson Davidson County
Batch# 841628 DEEDWARR
04/19/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220419-0044846

WARRANTY DEED

2022-54

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 6th day of April, 2022.

(Affix Seal) Notary Public
My Commission Expires:

BRITTANY TREFT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Abdeljalil Abdelhalim 600 12th Avenue S, Unit 727 Nashville, TN 37203	NEW OWNER	093.13-0C-156.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher Dawson, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Abdeljalil Abdelhalim, sole owner**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit No. 727 of ICON in the Gulch Mid-Rise, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, ash all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percent as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Christopher Dawson, a single person from Thomas Aaron Purvis, unmarried, by Warranty Deed dated June 6, 2018 and recorded June 14, 2018 in Instrument No. 20180614-0057166, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 600 12th Avenue S, #727, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 6th day of April, 2022.

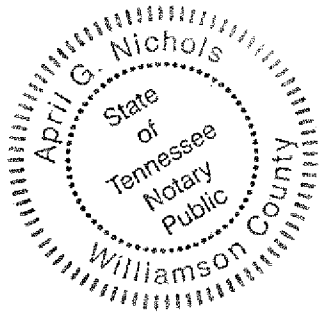
Christopher Dawson

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Christopher Dawson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of April, 2022.

Notary Public
My Commission Expires: 6-24-2023



Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/6/22 (date of document).

Affiant Signature

4/12/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 12 day of April, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026