Karen Johnson Davidson County
Batch# 843490 DEEDWARR
04/21/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20220421-0046223

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-03873

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shelly Jo Case 510 Gay St. # 905 Nashville, TN 37219	Shelly Jo Case 6764 Autumnwood Dr. Nashville, TN 37221	093-01-0A-239.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ahmed S. Abbas, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shelly Jo Case, unmarried**, hereinafter called the Grantees, their successors 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, described as follows:

Being Unit No. 905, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ahmed S. Abbas by Warranty Deed from Mitchel P. Perry of record in Instrument No. 20050607-0064983 Register's Office for Davidson County, Tennessee, dated June 07, 2005 and recorded on June 07, 2005. (Value of consideration shown in aforementioned deed $55,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 510 Gay St. # 905, Nashville, TN 37219

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2022

Ahmed S. Abbas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Ahmed S. Abbas, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 April 14, 2022.

Signature
Date: April 14, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 14th day of April, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD