Karen Johnson Davidson County
Batch# 844868 DEEDWARR
04/25/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $442.15
20220425-0047263

Name and Address of New Owner:
Samera K. Abdulrahman and Hazhar Khalid Busally
5036 Edmondson Pike
Nashville, TN 37211

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 147-03-0A-018.00-CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kara Rust, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samera K. Abdulrahman and Hazhar Khalid Busally, Husband and Wife, Tenants by the Entirety**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B-2 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, page 725, in the Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, in the Register's Office for said county for a more complete identification and description of such unit.

Being the same property conveyed to Maria A. Stepan by Warranty Deed from Niventi Investments, Inc of record in Instrument No. 20050316-0028929, Register's Office for Davidson County, Tennessee, dated March 14, 2005 and recorded on March 16, 2005. (Value of consideration shown in aforementioned deed $19,750.00.)

Being the same property conveyed to Kara Rust by Warranty Deed from Maria A. Stepan, of record in Instrument No. 20200827-0097113, Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020. (Value of consideration shown in aforementioned deed $81,000.00.)

For informational purposes only: Being also known as 441 Harding Place B-2, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2022.

Kara Rust By Stephen Rust, her Attorney in Fact (SEAL)
Kara Rust by Stephen Rust, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Stephen Rust,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kara Rust,** and acknowledged that he executed the same as the free act and deed of the said **Kara Rust.**

Witness my hand and official seal this 15th day of April, 2022

My Commission Expires: 5-5-2025

Notary Public

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of April, 2022.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-22-2177

**Tennessee Certification of Electronic Document**

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.15.22.

Affiant Signature

4-15-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15th day of April, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON