(1)

Karen Johnson Davidson County
Batch# 859756 DEEDWARR
05/20/2022 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,038.55
20220520-0058961

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:

Emad Besla
922 Bradburn Village Circle
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel: 164-6-D/306CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH PROPERTIES, INC. A TENNESSEE CORPORATION,** has this day bargained and sold and does hereby transfer and convey unto **EMAD BESLA, MARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit 306 on the plan of the Townhomes of Bradburn Village, Phase 4, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument Number 20121109-0103798 and Instrument Number 20210329-0041050; and amended of record in Instrument Number 20210412-0047996, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Bradburn Village Phase 4 Partnership, a Tennessee General Partnership, dated September 16, 2021, appearing of record in Instrument Number 20211001-0132134, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20070817-0098536, and supplemented of record in Instrument Number 20121109-0103798, Instrument Number 20210329-0041050, an in Instrument Number 201210412-0047996; Assignment of Developer's Rights of record in Instrument Number 20210329-0041049; Transmission Line to United States of America of record in Instrument Number 20020909-0109149; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Right-Of-Way of Colonial Pipeline of record in Book 3670, page 396, Book 4579, page 913, and in Book 3644, page 317; TVA and Pipeline Easement of record as referenced in Installment Deed of record in Book 4728, page 63; Agreement Regarding Grant of Easement of record in Instrument Number 20070622-0074712; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150105-0000515 and in Instrument Number 20180419-036999; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20080502-0045461; Access, Utility and Drainage Easement Agreement of record in Instrument Number 20171229-0132505; and to any and all matters shown on said plat and survey of record as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument Number 20121109-0103798 and Instrument Number 20210329-0041050; all of said Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **EMAD BESLA, MARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 27th day of April, 2022.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
John Davis, Vice President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 27th day of April, 2022.

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

NOTARY PUBLIC
My Commission Expires: 8·19·24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,690.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Emad Bella
AFFIANT

SWORN to and subscribed before me,
this 27th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 12/21/2024

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **04/27/2022.**

Name: **Sheri Morgan**
Title: **President**
Date **05/11/2022**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **05/11/2022.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**