WARRANTY DEED

Karen Johnson Davidson County
Batch# 863225 DEEDWARR
05/26/2022 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220526-0061517

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF May, 20 22.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Eric Zeigler	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 1 Harbor Point Dr. Apt 1604	(NAME) 1 Harbor Point Dr. # 1604	063-16-0A-010.00-CO
(ADDRESS) Stamford, CT 06902	(ADDRESS) Stanford, CT 06902	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mario Ramzy**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Eric Zeigler, unmarried,** HEREINAFTER CALLED THE GRANTEE, HISHEIRS 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, being Lot No. 40, Hampton Park, formerly Chitwood Downs, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 550 through 552, all inclusive, corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hani Bushra by Warranty deed from Anthony L. Bell and Staci L. Bell, husband and wife of record in Instrument No. 20210608-0077012 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 08, 2021.

Being the same property conveyed to Mario Ramzy by Quit Claim deed from Hani Bushra of record in Instrument No. 20220207-0013966 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on February 07, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 550 through 552, inclusive, Certificate of correction in Book 7462, page 445 and Book 8110,page 401 and Amendment to change name in Book 8181, page 112, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351,Page 852, amended in Book 7451, page 739, Book 7462, Page 445, and Book 8336,page 393, in said Register's Office; Charter of Hampton Park Homeowner's Association of record in Book 8517, page 762 and amended in Book 8833, page 216, in said Register's Office; Charter of Chitwood Homeowner's Association of record in Book 7431, page 204, in said Register's Office; Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee,as set forth in instrument recorded in Book 11030, page 785; Book 11030, page 743;Book 11030, page 737 and Book 8657, page 179, in said Register's Office; Easement (s) to United States of America, as set forth in instrument recorded in Book 2247, page 75, in said Register's Office; Easement(s) of record in Book 7489, page 515; Book 8951, page 797; Book 7460, page 930; Book 8739, page 991 and Book 8007, page 235 in said Register's Office; Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, page 276, in said Register's Office; Subject to rights of others in and to the common areas and/or elements; Rights of tenants in possession, as tenants only, under unrecorded leases, if any, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1712 Aaronwood Dr. Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 13 day of May, 2022.

Mario Ramzy

Mario Ramzy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mario Ramzy**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of May, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 5/23/22.

Affiant Signature

5/23/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25