When recorded, return to:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-17476-KS

Karen Johnson Davidson County
Batch# 873128 DEEDWARR
06/16/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,558.07
20220616-0069055

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $421,100.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2022.

Notary Public
My Commission Expires: 11/3/25

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mina Masoud 1521 Hamilton Cross Drive Nashville, TN 37013	Mina Masoud 1521 Hamilton Cross Drive Nashville, TN 37013	164-04-0C-061-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Abibu I. Sinlah, Jr., an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

a single man

Mina Masoud, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

BEING ALL OF LOT NO. 61, ON THE PLAN OF FINAL PLAT HAMILTON RUN SUBDIVISION, PHASE 2, A CLUSTER LOT SUBDIVISION, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN PLAT OF RECORD IN INSTRUMENT NUMBER 20190521-0047861. OF THE REGISTER'S OFFICE OF RUTHERFORD 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 Abibu I. Sinlah, Jr., a single man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record as Instrument No. 20200707-0073061 in the Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on July 7, 2020.

Being previously conveyed to Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture of record as Instrument No. 20200214-0017025 in the Register's Office for Davidson County, Tennessee, dated February 11, 2020 and recorded February 14, 2020.

This is improved property located at: **1521 Hamilton Cross Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2022.

GRANTOR:

Abibu I. Sinlah, Jr.

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Abibu I. Sinlah, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of May, 2022.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-26-22

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/25/22 (date of document).

Affiant Signature

6/10/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212