Karen Johnson Davidson County
Batch# 884009 DEEDWARR
07/05/2022 10:42:29 AM 2 pgs
Fees: $13.00 Taxes: $1,692.75
20220705-0077191

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541179

STATE OF TENNESSE
COUNTY OF DAVIDS

The actual consideration [illegible]
for this transfer is: $457,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2022.

M. Catherine Clearwater
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Taylor and Erika Rose Taylor 7277 Charlotte Pike, Unit 345 Nashville TN 37209	New Owner	Tax Parcel ID No. 114-08-0C-130.00 CO

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, **Lamia A. Almari and Fahad A. Algahtani, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Taylor and Erika Rose Taylor, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 126, on the Horizontal Property Regime for West Park Phase 3, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to LAMIA A. ALAMRI AND FAHAD A. ALGAHTANI, WIFE AND HUSBAND , by deed from M.T. POST AND S.S. POST, HUSBAND AND WIFE, of record in Instrument No. 20180523-0049259, dated May 17, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 114-08-0C-130.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040304-0024541, Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20041112-0136248 and in Instrument No. 20040624-0075136 and Instrument No. 20060202-0012968, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030530-0073233 and Instrument No. 20051123-0141922 , said Register's Office.

Overhang Easement of record in Book 6301, page 684, said Register's Office.

This is improved property located at 7277 Charlotte Pike, Unit 345 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of June, 2022.

Lamia A. Almari by Fahad A. Algahtani
Lamia A. Almari by Fahad A. Algahtani,
her Attorney-in-Fact

Fahad
Fahad A. Algahtani
her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fahad A. Algahtani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lamia A. Almari and that he is authorized by Lamia A. Almari to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of June, 2022.

Notary Public



My Commission Expires: _____