Karen Johnson Davidson County
Batch# 890514 DEEDQC
07/18/2022 01:36:39 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220718-0082081

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 04-07-2024

This instrument prepared by:
Upland Title, LLC
1705 Ashley Circle
Bowling Green, KY 42104
(270) 282-4976

Property Addresses: 300 Vanderbilt Place, Unit #311 Nashville, Tennessee 37212	New Property Owner: GHSN Holdings, LLC 1502 Shady Ridge Court Bowling Green, KY 42104
Map & Parcel Number(s): 104-02-4B-311.00-CO	Mail tax bills to: GHSN Holdings, LLC 1502 Shady Ridge Court Bowling Green, KY 42104

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 30th day of June, 2022, by and between **Ghayth Hammad and Suha Nasser,** husband and wife, party of the first part (Grantor), and, **GHSN Holdings, LLC**, a Kentucky limited liability company, party of the second part (Grantee),

WITNESSETH: That for and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby transfer, convey, remise, release and forever quit claim to the said party of the second part, the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 311 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq.,

of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being the same property conveyed to Ghayth M. Hammad and Suha Nasser, husband and wife, from Jennifer Longard Thursby, married, by deed dated September 9, 2016 and having been recorded and identified as Instrument Number 20141007-0106215, in the office of the Davidson County Register of Deeds.

This deed is prepared without request of opinion of title.

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 and assigns against the lawful claims of all persons whatsoever; that the same is unencumbered, EXCEPT

2022 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay.

Subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, and in Instrument No. 20170816-0083852 and Instrument No. 20171208-0125448, and Instrument No. 20180213-0014078 and Instrument No. 20181214-0121640, and Instrument No. 20190318-0024128, and Instrument No. 20190624-0060657, and Instrument No. 20210304-0028708, 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 Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.

Easement for construction and access of record in Instrument Number 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.

Twenty foot (20') sanitary sewer easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.

Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

By: Ghayth Hammad

By: Suha Nasser

****

STATE OF KENTUCKY)
)
COUNTY OF WARREN)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ghayth Hammad and Suha Nasser, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 30th day of June, 2022.

N. Tucker

Notary Public
My Commission expires: 04-07-2024

Neal Robert Tucker
Notary Public & Online Notary Public
Kentucky, State at Large
Notary ID KYNP5737
My Commission Expires 04-07-2024

****

(FOR RECORDING DATA ONLY)