Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-22-1702C

| THIS INSTRUMENT PREPARED BY: | STATE OF Tennessee )<br>COUNTY OF Davidson ) |
|---|---|
| **The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of July, 2022.<br><br>Notary Public<br>My Commission Expires: 07/09/24 |

Karen Johnson Davidson County
Batch# 895965 DEEDWARR
07/29/2022 11:33:18 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20220729-0086602

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

# WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Osman Nawazish Salaria<br>1702C 15TH Ave South<br>Nashville, TN 37212 | New Owner<br>1245 Chapel St. #619<br>New Haven, CT 06511 | Tax Parcel ID No.<br>105-05-0G-001.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHAEL ANDERSEN-WATTS AND WILLIAM ALLYN GRISSOM, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **OSMAN NAWAZISH SALARIA, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**A certain Horizontal Property Regime located in Davidson County, Tennessee, being Unit No. C of 1702 15th Avenue South Townhomes, a Horizontal Property Regime established pursuant to the provision 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 Declaration of Covenants, Conditions and Restrictions establishing 1702 15th Avenue South Townhomes of record in Instrument Number 20140310-0019762 and affidavit of correction recorded in Instrument No. 20150202-0009630, 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 Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.**

**Being the same property conveyed to William Allyn Grissom and Rachael Andersen-Watts, husband and wife by Warranty deed from Blaine G. Mathieu and Wendy L. Mathieu, husband and wife of record in Instrument No. 20190301-0018839 Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on March 01, 2019. (Value of consideration shown in aforementioned deed $684,000.00.)**

This is improved property commonly known as: **1702C 15TH Ave South, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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**, Grantors have executed this instrument on this 26th day of July, 2022.

**RACHAEL ANDERSEN-WATTS**

**WILLIAM ALLYN GRISSOM**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RACHAEL ANDERSEN-WATTS AND WILLIAM ALLYN GRISSOM,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of July, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____