#16476

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN Tennessee

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Ali Shehadeh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ali S. Shehadeh	NEW Owner	133160a07400co Unit G-5
(NAME)	(NAME)	
270 Tampa, Unit G 5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sara P. Gale, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ali S. Shehadeh,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit G-5, of Barcelona Condominium, now known as Harding Glen Condominium, created under Title 66, Chapter 27, Section 101, et sec. as amended, Tennessee Code Annotated, and as established by a Mater Deed, of record in Book 6400, Page 801, Name Change Amendment for Barcelona Condominium to Harding Glen Condominium recorded in Book 11509, Page 965, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium, now known as Harding Glen Condominium, set forth in Exhibit A-2 of this Master Deed for a more complete indentification and description of such unit.

Being the same property conveyed to Thomas E. Gale and wife, Sara P. Gale, by deed of record in Book 6416 , Page 330 , Register's Office for Davidson County, Tennessee. Thomas E. Gale having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 270 Tampa, Unit G 5, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 904355 DEEDWARR
08/17/2022 10:02:24 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20220817-0093120

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/our hands this 16th day of August, 2021.

Sara P. Gale

State of Tennessee
County of Davidson

Personally appeared before me Sara P. Gale, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2021.

Notary Public
My Commission Expires: 11-17-2024

File No.: 16476

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024