Karen Johnson Davidson County
Batch# 906520 DEEDWARR
08/23/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $4,254.63
20220823-0094928

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842083**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,149,900.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2022. Notary Public My Commission Expires: 2-24-26

ALEXIS STEELMAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Anthony James Langone and Susan Elizabeth Langone, Co-Trustees of the Langone Family Trust dated February 15, 2019. 205 Taylor Avenue #4 Nashville TN 37208	Send Tax Bills To: Pinnacle Bank 150 3rd Ave South S-1000 Nashville,TN 37201	Tax Information: Tax Parcel ID No. 082-09-2A-004.00-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, **Talal Omar Fathaly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony James Langone and Susan Elizabeth Langone, Co-Trustees of the Langone Family Trust dated February 15, 2019.**, ("Grantee"), its 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. 04 on the Plan of Second & Taylor Townhomes, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Second & Taylor Townhomes, of record in Instrument No. 20180709-0066070, as Amended in Instrument No. 20180710-0066630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Talal Omar Fathaly by Warranty deed from G2T, LLC, a Tennessee limited liability company of record in Instrument No. 20191104-0113016 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 17, Page 640, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20170417-0037200, Register's Office of 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 20180709-0066070, as Amended in Instrument No. 20180710-0066630, 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 Access and P. U. & D. Easement of record in Instrument Number 20170725-0074936, in the Register's Office for Davidson County, Tennessee.

Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170726-0075763, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 205 Taylor Avenue #4 Nashville TN 37208

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 warrants this instrument is effective as of the 19th day of August, 2022.

Talal Omar Fathaly

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Talal Omar Fathaly, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of August, 2022.

Notary Public
My Commission Expires: 8.2.25

KARLEE WINECOFF
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUGUST
02
2025

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8/18/2022.

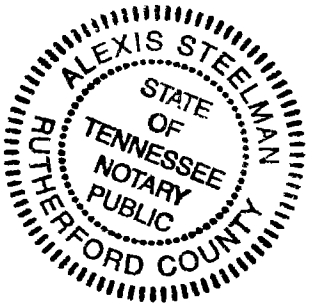
Affiant Signature

8/19/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19th day of August, 2022.

(SEAL)



Notary Public

My Commission Expires: February 24, 2026