Karen Johnson Davidson County
Batch# 906807 DEEDWARR
08/23/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,610.24
20220823-0095299

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220741918** JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,200.00 Affiant Subscribed and sworn to before me, this 22nd day of August, 2022 Notary Public My Commission Expires: 1/3/23

WARRANTY DEED

Address New Owner: Theresa Soliman and Magdi Lewis 308 Kottas Place Nashville TN 37217	Send Tax Bills To: Everett Financial, Inc. dba Supreme Lending 14801 Quorum Drive, Suite 300 Dallas , TX 75254	Tax Information: Tax Parcel ID No. 136-05-0A-005.00 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, **Wendy E Eriksen-Thurst and Philip Thurst, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Theresa Soliman and Magdi Lewis, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 as shown on the Final Plat of Phase One, Bayview Estates, of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy Eriksen-Thurst and Philip Thurst, wife and husband by Warranty Deed from Lloyde R. Creekmore and Gloria S. Creekmore, husband and wife of record in Instrument No. 20190821-0083851 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 21, 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 9700, Page 920, which voids, vacates and supersedes plat of record in Book 9700, Page 797, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20000609-0057633, 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 Book 10323, Page 55, as amended in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126 and Book 11271, Page 163, 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.

HOA Charter of record in Instrument Number 20030717-0100235, in the Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to HOA of record in Instrument No. 20000710-0068261, Instrument No. 20020104-0001404 and Instrument No. 20040401-0036663, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7830, Page 233, in the Register's Office for Davidson County, Tennessee.
Grant of Easements of record in Book 10085, Page 576, in the Register's Office for Davidson County, Tennessee.
Landscape Agreement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee.
Easement to BellSouth Telecommunications of record in Book 11762, Page 271, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 3708, Page 236 and Book 3708, Page 237, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 308 Kottas Place Nashville TN 37217

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, Grantors have executed this instrument on this 22nd day of August, 2022.

Wendy E Eriksen-Thurst

Philip Thurst

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendy E Eriksen-Thurst and Philip Thurst, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2022.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certification of Recorded Documents

I, Laura Hamann, 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 August 22, 2022.

(AFFIANT) – Laura Hamann

08/22/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of August, 2022.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY