Karen Johnson Davidson County
Batch# 908031 DEEDWARR
08/25/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220825-0096042

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES: 07/09/2026

File No. AT-22-3098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zouhair Odeh Salim Amarin	NEW OWNER	
(NAME) 1101 18th Avenue South, Unit 610	(NAME) 1101 18TH AVENUE SOUTH UNIT 610	104-04-0E-610.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) NASHVILLE TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jane Mondul F/K/A Jane Burton and Corey David Mondul, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zouhair Odeh Salim Amarin, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 610, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Registers Office of Davidson County, Tennessee.

Parking Space Number 46 is included as an Appurtenance to this Unit. This Appurtenance is deed with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Jane Burton, Unmarried Woman and Richard Burton, a Married Man, as Tenants in Common with Right of Survivorship by Warranty deed from Abhishek R. Pardeshi, a Single Man of record in Instrument No. 20170731-0077453 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 31, 2017.

Instrument for Correction of Warranty Deed Instrument Number 20170824-0087118, Official Recorded on August 24, 2017, Register's Office for Davidson County, Tennessee,.

Being the same property conveyed to Jane Mondul f/k/a Jane Burton, a married woman by Quitclaim deed from Richard Burton, a married man of record in Instrument No. 20220823-0095230, Register's Office for Davidson County, Tennessee, dated August 17, 2022 and recorded on August 23, 2022.

This is property more commonly known as 1101 18th Avenue South, Unit 610, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 24th day of August, 2022.

Jane Mondul by Ryan Lux attorney in fact
Jane Mondul by Ryan Lux,
Attorney-In-Fact

Corey David Mondul by Ryan Lux attorney in fact
Corey David Mondul by Ryan Lux,
Attorney-In_Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Jane Mondul, and that this instrument was executed on behalf of the said Jane Mondul for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202208250096041_____, in the Register's Office for __Davidson_____ County, Tennessee.

Witness my hand, at office, this 24th day of August, 2022.

Notary Signature
My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Corey David Mondul, and that this instrument was executed on behalf of the said Corey David Mondul for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202208250096041_____, in the Register's Office for Davidson_____ County, Tennessee.

Witness my hand, at office, this 24th day of August, 2022.

Notary Signature
My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity

I, Allison Taylor, 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 24, 2022.

Date

Affiant Signature

8/25/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)