THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842137**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $267,500.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2022. Notary Public My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

Karen Johnson Davidson County
Batch# 918256 DEEDWARR
09/19/2022 09:48:04 AM 2 pgs
Fees: $13.00 Taxes: $989.75
20220919-0103969

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gail R. Olson, Trustee 19180 Willow St. Hesperia, CA 92345	New Owner	Tax Parcel ID No. 163-02-0C-375.00 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, **Mohammed Abdelnaby Affifi and Layla Elizabeth Affifi, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gail R. Olson, Trustee of the Olson Family Trust u/a/d February 22, 2004, as amended December 7, 2015 and as amended February 7, 2022**, ("Grantees"), her 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. 375 on the Horizontal Property Regime for Autumn Ridge Townhomes, as recorded in the Master Deed of record as Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and as corrected by Scrivener' s Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MOHAMMED ABDELNABY AFFIFI AND LAYLA ELIZABETH AFFIFI, HUSBAND AND WIFE, by deed from RED GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201110-0132683 , dated November 6, 2020 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 163-02-0C-375.00 CO.

Master Deed and By-Laws of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063 and Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and as corrected by Scrivener' s Affidavit of record as Instrument No. 20110609-0044167, said Register's Office.

Amendment to By-Laws of record in Instrument No. 20200604-0057626, said Register's Office. Assignment of Declarant's Rights and Developer's Rights of record in Instrument No. 20120924-0086420, said Register's Office.

Rules and Regulations of Autumn Ridge Townhomes of record in Instrument No. 20160316-0025177, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20050414-0041609 and 20070723-0087024, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20040910-0109391, 20050509-0052192, 20050509-0052194 and 20050509-0052195, said Register's Office.

Right of way and Temporary Construction Easement of record as Book 9392, page 520 and Book 9340, page 316, said Register's Office.

Rules and Regulations of record as Instrument No. 20160316-0025177, said Register' s Office.
Rights of others in and to party walls.

This is improved property located at 1382 Rural Hill Road, Unit 375 Antioch TN 37013

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 has executed this instrument on this 15th day of September, 2022.

Mohammed Abdelnaby Affifi

Mohammed Abdelnaby Affifi

Layla Elizabeth Affifi

Layla Elizabeth Affifi

STATE OF ~~TENNESSEE~~ LOUISIANA AE)
COUNTY OF ~~DAVIDSON~~ VERMILION AE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mohammed Abdelnaby Affifi and Layla Elizabeth Affifi, 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 15th day of September, 2022.

Andrew Erbe

Notary Public

My Commission Expires: @ death

ANDREW ERBE NOTARY PUBLIC STATE OF LOUISIANA UNION JUSTICE CONFIDENCE COMMISSIONED FOR LIFE NOTARY ID NO. 58712 LAFAYETTE PARISH, LA