PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 920742 DEEDWARR
09/23/2022 11:00:00 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90
20220923-0105792

Ivey Title, LLC Ref: (DW) Title No.: 62763
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amanda Onalaja-Underwood Titus O. Underwood 201 Fairmont Court Nashville, TN 37203	INSBANK 5614 Franklin Pike Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 104060M00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$457,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Basak Basdag and Matthew Cook, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Amanda Onalaja-Underwood and Titus O. Underwood, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-1 of Fairmont Court Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 825, amended in Book 6900, page 98 and further set out in Exhibit "C" to the revised Master Deed of record in Book 6823, page 962 amended in Book 6893, page 62, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Basak Basdag and Matthew Cook, wife and husband, by Warranty Deed from Karl M. Richardson and wife, Sarah E. Vaala, dated June 27, 2016 and recorded on June 29, 2016 of record in Instrument No. 20160629-0066343, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 6250, page 825, amended in Book 6900, page 98 and further set out in Exhibit "C" to the revised Master Deed of record in Book 6823, page 962 amended in Book 6893, page 62, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6686, page 708, Book 6712, page 125, Book 6774, page 221, Book 6823, page 962, and, Book 6893, page 62, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Fairmont Court Homeowners Association of record in Book 7078, page 447, said Register's Office. Easement and Maintenance Agreement for an unlimited right of

ingress and egress of record in Book 7051, page 572, amended in Book 9850, page 210, said Register's Office.

This is improved property, known as 201 Fairmont Court, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2022.

Basak Basdag

Matthew Cook

State of Massachusetts

County of Middlesex

On this 30th day of September, 2022, before me the undersigned authority, personally appeared Basak Basdag and Matthew Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

GERISON J ARIAS
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 23, 2023

My Commission Expires: Nov. 23, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $457,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2022.

Notary

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

My Commission Expires: