THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942576** Karen Johnson Davidson County Batch# 923332 DEEDWARR 09/29/2022 12:50:30 PM 3 pgs Fees: $18.00 Taxes: $6,286.30 20220929-0107679	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,699,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2022. Notary Public My Commission Expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Terry William Hood and Eric Edward Loeffler 3422 Benham Avenue, Unit B Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-4C-002.00 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, **Manhal Izzy and Zinah Hadidi, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Terry William Hood and Eric Edward Loeffler, a married couple** ("Grantees"), their 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. "B" on the plan of Homes at 3422 Benham Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3422 Benham Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160505-0044311 as amended in Instrument No. 20160816-0085507, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MANHAL IZZY and ZINAH HADIDI, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , by deed from PANTHEON DEVELOPMENT, LLC, of record in Instrument No. 20180807-0077427, dated July 27, 2018, corrected by Scrivener's Affidavit of record in Instrument No. 20180821-0082828, 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. 117-07-4C-002.00 CO.

Matters shown on the Plan of record in Plat Book 547, page 156, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160505-0044311 and amended in Instrument No. 20160816-0085507, said Register's Office.

Easement Agreement of record in Instrument No. 20180109-0002829 and Instrument No. 20180109-0002830, said Register's Office.

This is improved property located at 3422 Benham Avenue, Unit B Nashville TN 37215

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 27th day of September, 2022.

Manhal Izzy

Zinah Hadidi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Manhal Izzy and Zinah Hadidi, 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 27th day of September, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-22-3422B

Certificate of Authenticity

I, Christy Burkhalter, 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 September 27, 2022.

Christy Burkhalter
Affiant Signature

9/27/22
Date

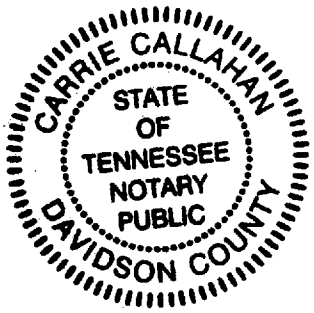
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27 day of September, 2022.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-22-3422B