WARRANTY DEED

Karen Johnson Davidson County
Batch# 929346 DEEDWARR
10/13/2022 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,841.02
20221013-0112374

File No.: RES-22-7108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,572.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dalton Crow, Trustee of AC Property Holdings Trust	Same as owner	143 03 0E 054.00
(NAME)	(NAME)	
7106 Westside Circle Nashville, TN 37205		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **VICTOR BISHARA**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JAMES DALTON CROW, TRUSTEE OF AC PROPERTY HOLDINGS TRUST DATED JULY 28, 2022**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 54, together with the appurtenant common elements, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677 and amendment recorded in Instrument Nos. 20181105-0109337, 20190930-0099544, 20201221-0150988 and 20210525-0070666, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit "B" to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Victor Bishara and James Douglas Crow, joint tenants with right of survivorship, from Boost Commons Development, LLC, a Tennessee limited liability company, by Warranty Deed dated October 22, 2021,recorded October 25, 2021, in Instrument No. 20211025-0142703, in the Register's Office for Davidson County, Tennessee. James Douglas Crow died on April 7, 2022, leaving Victor Bishara as sole owner by survivorship.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantor; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 7108 Westside Circle, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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(s) this ~~11th~~ 10th day of October, 2022

Victor Bishara

STATE OF FLORIDA

COUNTY OF Okaloosa

On this 10th day of October, 2022, before me personally appeared Victor Bishara, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2022.

NATASHA R. BURGESS
Commission # GG 931810
Expires November 13, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Natasha Burgess
Notary Signature
My commission expires: 11-13-2023

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

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 October 13, 2022.

Christy Burk
Affiant Signature

10/13/22
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13 day of October, 2022.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-22-7108