Karen Johnson Davidson County
Batch# 948255 DEEDWARR
12/06/2022 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20221206-0127179

(2)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221143016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2022.

Notary Public
My Commission Expires: 5/24/25

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mohammad AlKandari 118 Chatfield Way Franklin, TN 37067	New Owner	Tax Parcel ID No. 093 06 0A 210.00

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, **David A. Windley and Anna M. Fimbres-Windley, Trustees, or any successors in trust, under The Windley Family Revocable Trust dated January 17, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mohammad AlKandari**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the 1st Civil District of Nashville, Davidson County, Tennessee, known as Unit no. 1414 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, and amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, and amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to David A. Windley and Anna M. Fimbres-Windley, Trustees, or any successors in trust, under The Windley Family Revocable Trust dated January 17, 2017 and any amendments thereto, by Warranty Deed from David Windley and Anna Fimbres-Windley, husband and wife, of record in Instrument No. 20170130-0009874, in the Register's Office of Davidson County, Tennessee, dated January 17, 2017 and recorded on January 30, 2017.

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), utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kirkman's Plan of Lots in Nashville, as recorded in Plat Book R and Page 460.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cole and Dudley's Resubdivision, as recorded in Plat Book 161, Page 7.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolidation Plat of Encore, as recorded in Plat Instrument No. 20060411-0041760.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Master Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument Nos. 20111104-0086473 and 20111215-0097929; Attorney's certificate recorded in Instrument No. 20080225-0018426 and Mortgagee Consent and Approval recorded in

Instrument No. 20080225-0018427; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a residential Condominium of record in Instrument No. 20080225-0018429, as amended by instrument(s) of record in Instrument Nos. 20151203-0122000; 20170324-0029048 and 20181016- 0102535; Attorney's Certificate recorded in Instrument No. 20080225-0018430 and Mortgagee Consent and Approval recorded in Instrument No. 20080225-0018431; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 7084, Page 983.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 8027, Page 865; Book 9208, Page 613 and Instrument No. 20050124-0008719.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060607-0067537.

Covenants, Conditions and Restrictions as set forth in Notice of Land use Restrictions recorded in Instrument No. 20091214-0113967.

Easement recorded in Instrument No. 20120906-0080965.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406- 0039472.

Guidelines recorded in Book 7631, Page 606.

Ordinance recorded in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20020626-0076795; Instrument No. 20060504-0051825; Instrument No. 20130903-0092714; Instrument No. 20130903-0092715 and 20130903-0092716.

This is improved property located at 301 Demonbreun Street #1414 Nashville TN 37201

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 1st day of December, 2022.

The Windley Family Revocable Trust dated January 17, 2017

By: David A. Windley, Trustee
David A. Windley, Trustee

By: Anna M. Fimbres-Windley, Trustee
Anna M. Fimbres-Windley, Trustee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Windley and Anna M. Fimbres-Windley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Windley Family Revocable Trust, dated January 17, 2017 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of December, 2022.

See Attached
(Ack / Jurat)

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On 12/01/2022 before me, Juan Camader Corrales, Notary Public
(insert name and title of the officer)

personally appeared DAVID A. WINDLEY AND ANNA M. FIMBRES-WINDLEY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

Signature _____ **(Seal)**

WARRANTY Deed.

Tennessee Certification of Electronic Document

I, Robin White, 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 12.1.22 (date of document).

Affiant Signature

12.1.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

