Return to:
Ashworth Law Firm PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 949674 DEEDWARR
12/08/2022 03:37:50 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20221208-0128127

**STATE OF TENNESSEE**
**COUNTY OF ~~MONTGOMERY~~ Williamson**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2022.**

**Notary Public**

**MY COMMISSION EXPIRES:** 8/21/2026

**(AFFIX SEAL)**

RACHAEL LEIGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/21/2026
WILLIAMSON COUNTY

**PREPARED BY ~~& RETURN TO:~~**
**Realty Title & Escrow Company, Inc.**
**2204-A Madison Street**
**Clarksville, TN 37043**

**14-NSH22-05032**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Anil Mehra and Mehra Real Estate, Inc., an Illinois corporation<br>510 Gay Street, Unit #1008 and #1016<br>Nashville, TN 37219 | New Owner | 093 01 0A 266.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Smokey Tran and Nhung Tran, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anil Mehra and Mehra Real Estate, Inc., an Illinois corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Parcel I (093 01 0A 266.00):

Land in Davidson County, Tennessee, being Unit No. 1008, being more particularly described in that certain Master Deed for Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, Page 626 and Instrument No. 20220429-0050105, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

The premises herein is a condominium apartment established to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions options burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Capitol Towers Condominiums of record in Book 8607, Page 417, said Register's Office.

Being the same property conveyed to Smokey Tran and Nhung Tran, husband and wife, by Warranty Deed from Ahmed Saleh Abbas, a married man, of record in Instrument No. 20220401-0037751, in the Register's Office of Davidson County, Tennessee, dated March 31, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Ahmed Saleh Abbas, by Warranty Deed from Mitchell Perry, unmarried, of record in Instrument No. 20080530-0055172, in the Register's Office of Davidson County, Tennessee, dated May 19, 2008 and recorded on May 30, 2008.

May 30, 2008.

Parcel II (093 01 0A 270.00):

Land in Davidson County, Tennessee, being Unit No. 1016, being more particularly described in that certain Master Deed for Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, Page 626 and Instrument No. 20220429-0050105, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

The premises herein is a condominium apartment established to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions options burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Capitol Towers Condominiums of record in Book 8607, Page 417, said Register's Office.

Being the same property conveyed to Smokey Tran and Nhung Tran, husband and wife, by Warranty Deed from Sandra M. Carlson, a single woman, of record in Instrument No. 20210422-0054021, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on April 22, 2021.

Being the same property conveyed to Sandra M. Carlson and Debra L. Williams, as tenants in common with rights of survivorship, by Warranty Deed from Randy L. Hargrove and Sharon V. Hargrove, of record in Instrument No. 20101208-0097733, in the Register's Office of Davidson County, Tennessee, dated November 23, 2010 and recorded on December 08, 2010. The said Debra L. Williams died on October 26, 2020, leaving Sandra M. Carlson as surviving tenancy by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 510 Gay Street, Unit #1008 and #1016, Nashville, TN 37219

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of November, 2022

Smokey Tran

Nhung Tran

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Smokey Tran and Nhung Tran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clarksville, Tennessee, this 5th day of December, 2021.

Notary Public

My Commission Expires: 9-18-2023

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER