Karen Johnson Davidson County
Batch# 967241 DEEDWARR
02/03/2023 02:40:50 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20230203-0008119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amber Khayyal and Mohamed Khayyal	Same as new owners	Parcel ID: 142 15 0A 025.00
(NAME)	(NAME)	
110 Bellevue Road, Unit 25		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brien Pafford aka Brien Christopher Pafford, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amber Khayyal and Mohamed Khayyal, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of First Revision Bellevue Manor Condominiums, of record in Book 5200, Page 231, in the Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bellevue Manor Condominiums, a horizontal property regime established by the Master Deed of record in Book 5520, Page 203, in the Register's Office for said County.

Being the same property conveyed to Brien Christopher Pafford and Mary Ann Pafford, husband and wife, by Warranty Deed from Robert Paul Russell and Nicole Danielle Russell, husband and wife, dated February 15, 2019 and recorded February 20, 2019 in Instrument No. 20190220-0015264; and further being the same property conveyed to Brien Christopher Pafford by Quitclaim Deed from Mary Ann Pafford, dated December 19, 2019 and recorded December 27, 2019 in Instrument No. 20191227-0133914, in the Register's Office for Davidson County, Tennessee.

Brien Christopher Pafford and Brien Pafford are one and the same.

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: JM-RF-22-110-25

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 110 Bellevue Road, Unit 25, Nashville, TN 37221

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 Grantees 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 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 our hands this 31st day of JANUARY, 2023

Brien Pafford

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brien Pafford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023