Karen Johnson Davidson County
Batch# 977995 DEEDWARR
03/07/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230307-0016381

Name and Address of New Owner:
Hanna Anki and Walid Anki
515 Church Street, 3107
Nashville, TN 37219

Send Tax Bills To:
Hanna Anki and Walid Anki
125 Bella Vista Dr.
Goodlettsville TN 37072
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-06-1M-022-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Mathews, single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hanna Anki, and Walid Anki,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land being more particularly described as follows:

Unit No. 3107, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High-Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium of record as Instrument 20171218- 0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High-Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Jeffrey Mathews, single, by deed dated February 15, 2022 from Jerry W. Nein, married and Kameryn Morgan Nein, unmarried, and Ashton Brooke Nein, unmarried, recorded February 18, 2022 in Instrument No. 20220218-0019292 in the Register's Office.

Being the same property conveyed to Jerry W. Nein, married man, Ashton Brooke Nein, unmarried and Kameryn Morgan Nein, unmarried by Quitclaim Deed from Jerry W. Nein, a married man, of record in Instrument No. 20190424-0037444 in the Register's Office, dated April 18, 2019 and recorded April 24, 2019.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of March, 2023.

_____(SEAL)
Jeffrey Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2023, before me personally appeared Jeffrey Mathews, 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 2nd day of March, 2023.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary E. Armour
(Affiant)

Sworn to and subscribed before me this 2nd day of March, 2023.

_____
Notary Public
My commission expires: _____
File No. 2023-5750-MA

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202303070016381

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/2/23 (date of document).

Affiant Signature

3/7/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

