Karen Johnson Davidson County
Batch# 997440 DEEDWARR
04/28/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230428-0031532

RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-14411-2023

JOHN GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2023 NOTARY PUBLIC My commission expires: March 7, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N. Mt. Juliet Rd., Suite 203 Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Partenheimer 774 Bradburn Village Way, #212 Nashville, TN 37013	Same address as new owner	164-06-0B-212-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($275,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RACHAD TAYEB AND WIFE, CHRISTA FAUSTO TAYEB**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN PARTENHEIMER, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 212 on the Plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, of record in Instrument #20190605-0053811, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rachad Tayeb from Ole South Properties, inc., a Tennessee corporation, by Warranty Deed dated February 26, 2020 and recorded February 28, 2020 in Instrument #20200228-0022336, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 774 Bradburn Village Way, #212, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of April, 2023

GRANTOR(S)

Rachad Tayeb

Christa Fausto Tayeb

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Rachad Tayeb and Christa Fausto Tayeb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of April, 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th, 2026

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 04/2482023 (date of document).

Affiant Signature

04/28/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

