WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015353 DEEDWARR
06/14/2023 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20230614-0045489

File #23-TC-1382-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosebita Ibrahim	New Owner	
(NAME)	(NAME) c/o Pinnacle Financial Partners	
1382 Rural Hill Rd., #154	150 3rd Ave South #1000	**163-02-0C-065-00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GENNICA A. GREENLEE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSEBITA IBRAHIM** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * unmarried

Land In Davidson County, Tennessee, being Lot 65, Unit 154, as described In the Master Deed and Bylaws for Autumn Ridge Townhomes, Horizontal Property Regime with Private Elements, of record in instrument No. 20060404-0038533, and amended In Instrument No. 20060419-0045063, and In Instrument No. 20061115-0141803, and Instrument No. 20080108-0002295, and Scrivener's Affidavit of record in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gennica A. Greenlee, an unmarried woman by Warranty deed from Zamira Kadirbekova Mashburn, unmarried of record in Instrument No. 20151102-0110993 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 02, 2015. Gennica Greenlea and Gennica A. Greenlea are one and the same.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060404-0038533, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
* Assignment of Declarant's Rights and Developers Rights of record in Instrument Number 20120924-

0086420, in the Register's Office for Davidson County, Tennessee.
* Sanitary Sewer Easement of record in Instrument Number 20040910-0109391, Instrument Number 20050509-0052192, Instrument No.20050509-0052194 and Instrument No.20050509-0052195 and Instrument No. 20050509-0052191, in the Register's Office for Davidson County, Tennessee.
* Storm Water Detention Agreement of record in Instrument Number 20050414-0041609 and Instrument Number 20070723-0087024, in the Register's Office for Davidson County, Tennessee.
* Deed and Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9392, Page 520, and Book 9340, Page 316, in the Register's Office for Davidson County, Tennessee.
* Rules and Regulations of Autumn Ridge Townhomes of record in Instrument Number 20160316-0025177, in the Register's Office for Davidson County, Tennessee.
* Right of Way Easement to American Telephone and Telegraph Company of record in Book 1207, Page 532, in the Register's Office for Davidson County, Tennessee.
* Right of Way Easement to Gulf Interstate Gas Company of record in Book 2243, Page 635, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1382 Rural Hill Road, #154, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th day of June, 2023.

Gennica A. Greenlee by Gina A. Greenlee as Attorney in fact POA

Gennica A. Greenlee by Gina A. Greenlee, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gina A. Greenlee, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Gennica A. Greenlee and acknowledged that she executed the same as the free act and deed of the said Gennica A. Greenlee.

Witness my hand, at office, this 9th day of June, 2023.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Signature
My commission expires: 8-20-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 June 9, 2023.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 6/13/23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 6/13/23.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

