Karen Johnson Davidson County
Batch# 1019822 DEEDWARR
06/27/2023 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230627-0049028

Name and Address of New Owner:
Adil Shaban
600 12th Avenue South #1514
Nashville, TN 37203

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Hoover, AL 35244

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 093 13 0C 300.00

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, **Khalid Shaban and Saleema Shaban, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adil Shaban, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1514 of Icon in the Gulch Tower Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Icon in the Gulch Tower Condominium of record in Instrument Number 20080423-0041667 and Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument Number 20080423-0041665, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Khalid Shaban and wife, Saleema Shaban, their heirs and assigns by Quitclaim Deed dated July 31, 2020 from Sajed Jassim Ms Al-Aghakhani, recorded August 19, 2020, in Instrument Number 20200819-0093703, in the Register's Office of Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 600 12th Avenue South, 1514, Nashville, TN 37203

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 27th day of June, 2023.

Khalid Shaban

Saleema Shaban

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of June, 2023, before me personally appeared Khalid Shaban and Saleema Shaban, 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 27th day of June, 2023.

Patricia A. Miller
Notary Signature
My commission expires: 4/19/2026

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

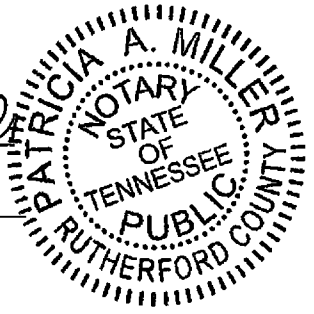
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of June, 2023.

Notary Public
My commission expires: 4/19/27
File No. 2023-05-2876



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 6/27/23. (Date of Document)

Affiant Signature

Date: 6/27/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 27th day of June, 2023

Patricia A. Miller

Notary Public

My Commission Expires: 4/19/27

PATRICIA A. MILLER NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY