THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745215** Karen Johnson Davidson County Batch# 1036182 DEEDWARR 08/08/2023 04:01:30 PM 3 pgs Fees: $18.00 Taxes: $1,202.50 20230808-0061554	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2023. Notary Public My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Shernise Reyhannah Mohammed-Ali and Sherissa Reyanna Mohammed-Ali 1803 Broadway Unit 421 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0D-421.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Divya Bhat, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shernise Reyhannah Mohammed-Ali, a single woman and Sherissa Reyanna Mohammed-Ali, a single woman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 421, together with the appurtenant interest in the common elements of The Bristol on Broadway, a horizontal property regime established by Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condo Site plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to DIVYA BHAT, by deed from TEELA MIKOLETIC, of record in Instrument No. 20200728-0082811, dated July 24, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 092-16-0D-421.00 CO.

Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, and Instrument No. 20070615-0071857, said Register's Office.

Matters shown on the Plan of record in Book 21, page 39, said Register's Office.

Subject to urban zoning overlay as Metro Ordinance No. BL-2000-364 and made applicable by Ordinance No. BL -2000-476, Metropolitan Clerk's Office for Davidson County, Tennessee.

Limited Easement of record in Instrument No. 20071113-0132706, said Register's Office.

This is improved property located at 1803 Broadway Unit 421 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2023.

Divya Bhat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Divya Bhat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 8/7/2023.

Affiant Signature – Joshua A. Terry

8/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/8/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON