Karen Johnson Davidson County
Batch# 1049837 DEEDWARR
09/14/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230914-0072152

G #36897-5

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$615,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2023.

Notary Public

My commission expires: 5/20/26

(AFFIX SEAL)

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Samira** Teresa AbuBaker | United Wholesale Mortgage, LLC | 119-01-0S-002.00co |
| 328B Peachtree Street | PO Box 1173 | |
| Nashville, TN 37210 | Newark, NJ 07101 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Woodplex, GP, a Tennessee general partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Samira Teresa AbuBaker, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit B on the Plan of 328 Peachtree Cottages, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 328 Peachtree Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220726-0085205, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 328 Peachtree Cottages, shown on Exhibit "D" to the Declarations of record in Instrument No. 20220706-0085205, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**BEING part of the same property conveyed to Woodplex GP, by Warranty Deed dated October 9, 2020, from Elam's Housing Rentals, LLC, a Tennessee limited liability company, of record in Instrument No. 20201014-0119233, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) The Plan as shown on Exhibit "D" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220726-0085205, Register's Office for Davidson County, Tennessee.**

**2) Declaration of Covenants, Conditions and Restrictions for 328 Peachtree Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220726-0085205, By-Laws appended thereto, Register's Office for Davidson County, Tennessee.**

**3) Charter of 328 Peachtree Cottages Homeowner's Association, Inc., of record in Instrument No. 20220721-0083475, said Register's Office.**

**4) Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20220927-0207025 and in Instrument No. 20220927-0107026, said Register's Office.**

**5) All matters as shown on the Plat of record in Book 332, Page 67, said Register's Office.**

**6) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as: 328B Peachtree Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **13th** day of **September, 2023.**

**Woodplex, GP, a Tennessee general partnership**

By: _____
**William F. Snyder, General Partner**

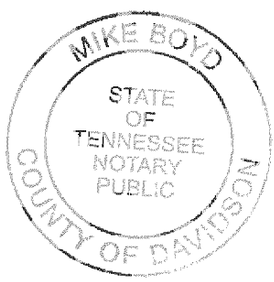
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William F. Snyder** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **General Partner** of **Woodplex, GP**, the within named bargainor, a Tennessee general partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by the said **William F. Snyder** as **General Partner.**

Witness my hand and official seal at Nashville, Tennessee, on this **13th** day of **September, 2023.**

_____
**Notary Public**

**My Commission Expires:** 5/9/2026



**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 9/13/2023 (date of document).

Regina Sullo
Affiant Signature

Sept 14, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 14th day of Sept, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

