Karen Johnson Davidson County
Batch# 1050701 DEEDWARR
09/15/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230915-0072681

WARRANTY DEED

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/30/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4179

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sabri Abdullah and Nirgez Abdullah	New Owner	128120A01800CO
320 Old Hickory Boulevard #408		
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert Fegan

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sabri Abdullah, and Nirgez Abdullah, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 18, Building No. 4 as shown on the Plan of Section 2, Phase 1A, Eagle Ridge at The Reserve Condominiums, a Horizontal Property Regime, created under Title 66 Section 27-101, et seq. as amended, Tennessee Code Annotated and established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 1 to the Master Deed, of record in Instrument No. 20020215-0020370, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed of record in aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Arthur Frank Fegan, an unmarried person, by Warranty Deed from Robin E Haynes, an unmarried person, of record in Instrument No. 20060619-0072608 Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 19, 2006.

Arthur Frank Fegan, having died intestate on June 24, 2023, his interest in said property vesting in Robert Fegan as shown in Docket No. 23P1392, Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 320 Old Hickory Boulevard #408 Nashville, TN 37221

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 in 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 hand on August 30, 2023.

Robert Fegan

STATE OF Pennsylvania

COUNTY OF Cumberland

Personally appeared before me, a Notary Public of said County and State, Robert Fegan, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 30, 2023.

Notary Public

My Commission Expires: 12/21/2024

Commonwealth of Pennsylvania - Notary Seal
Briar Kareem, Notary Public
Cumberland County
My commission expires December 21, 2024
Commission number 1389178
Member, Pennsylvania Association of Notaries

File #: 2023-4179

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08/30/2023.

Affiant Signature

09/05/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202309150072681