WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056395 DEEDWARR
10/03/2023 09:22:15 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00

20231003-0077532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 29TH DAY OF SEPTEMBER, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2526

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Arlyn Berrios	NEW OWNER 13690 OLD HICKORY BLVD	172-12-0D-109.00
7009 Lenox Village Drive	ANTIOCH TN 37013	
Nashville, TN 37211		

For and in consideration of the sum of Three Hundred Seventy Thousand And 0/100 ($370,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ABDULQADER OMAR, A MARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ARLYN X. BERRIOS, UNMARRIED

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 109 a/k/a Unit E-9, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lennox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Building E) of record in Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also, being a part of the same property shown as Lot 3 on the plan of Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, said Register's Office.

BEING the same property conveyed to Abdulqader Omar by Warranty Deed from Mark Allen Lynn and Heather Lynn, husband and wife, dated August 4, 2021 and recorded on August 9, 2021 in Instrument No. 20210809-0106969, Register's Office for Davidson County, Tennessee. Scrivener's Affidavits correcting Grantee name and sales price of record in Instrument Nos. 20210830-0116413 and 202209140102612, said Register's Office.

This is not the marital residence of Abdulqader Omar at the time of this conveyance.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JOY-BMR-23-9009-109

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 7009 Lenox Village Drive, Suite 109, Nashville, TN 37211.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ABDULQADER OMAR to ARLYN BERRIOS FOR THE TRANSFER OF PROPERTY LOCATED AT 7009 LENOX VILLAGE DRIVE, SUITE 109, NASHVILLE, TN 37211.]

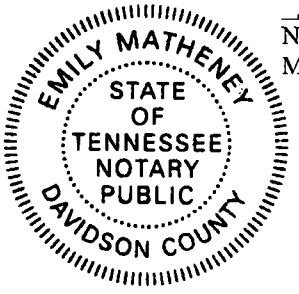
Witness our/my hand on the 29th day of September, 2023.

Abdulqader Omar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abdulqader Omar, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2023.



Notary Public
My Commission Expires: 05/03/2027