Karen Johnson Davidson County
Batch# 1059947 DEEDWARR
10/12/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $906.13
20231012-0079924

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945930**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $244,900.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2023. Notary Public My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Ceyreen Yahya 100 Five Oaks Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 107 05 0A 100.00

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, **Barbara Templeton, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ceyreen Yahya, a single man**, ("Grantees"), its 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. 100, as shown on the Map entitled Five Oaks, Formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Templeton, by Warranty Deed from Richard A. Gonzalez and Jonika Freeman, both Unmarried, of record in Instrument No. 20220720-0083268, in the Register's Office of Davidson County, Tennessee, dated July 19, 2022 and recorded on July 20, 2022.

Being the same property conveyed to Richard A. Gonzalez, an unmarried man and Jonika Freeman, an unmarried woman, by Warranty Deed from Sheila B. Rousey, a single woman, of record in Instrument No. 20181129-0116602, in the Register's Office of Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Five Oaks, formerly The Meadow, a Planned Unit Development, as recorded in Plat Book 5200, Page(s) 355, as amended in Book 5784, Page 521 .
Declaration of Covenants, Conditions and Restrictions recorded in Book 5781, Page 563, as amended in Book 5784, Page 563; as Supplemented in Book 5957, Page 930.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20160323-0027532.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5563, Page 731.
Easement for Water Mains and Appurtenances, recorded in Book 5766, Page 716 and in Instrument No. 20020605-0068054.
Easement for Private Sanitary Sewer, recorded in Instrument No. 20010312-0023241.
Easement for Private Planter, recorded in Instrument No. 20010312-0023242.
Easement recorded in Book 5823, Page 551 and in Instrument No. 20130118-0006279.
Storm Water Detention Agreement as set forth in instrument recorded in Book 5861, Page 569.
Rules and Regulations recorded in Instrument No(s). 20150625-0061297; 20150625-0061298 and 20170824-0087107.

Rules and Regulations recorded in Instrument No(s). 20150625-0061297; 20150625-0061298 and 20170824-0087107.

This is improved property located at 100 Five Oaks Drive Nashville TN 37217

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 9th day of October, 2023.

Barbara Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 9th day of October, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2026

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-3224-mc

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/9/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/9/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

