Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067004 DEEDWARR
11/01/2023 10.02 52 AM 4 pgs
Fees $23 00 Taxes $1,739 00

20231101-0085358

File #23-TC-0303-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mark Hopkins and Amy Hopkins		
(NAME)	(NAME)	
303 Criddle St., Unit 208	**New Owner**	**082 13 0G 208.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **IBRAHIM EZZAT, unmarried, MYRIAM VALLEJO, unmarried, AND SUZANNE EZZAT, unmarried,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK HOPKINS, AND AMY HOPKINS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208, as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, and First Amendment in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Ibrahim Ezzat and Suzanne Ezzat, husband and wife, by Warranty Deed from Erin M. Kline, unmarried, of record in Instrument No 20181106-0109985, in the Register's Office of Davidson County, Tennessee, dated November 02, 2018, and recorded on November 06, 2018. Ibrahim Ezzat and Suzanne Ezzat were erroneously referenced as husband and wife, they are father and duaghter.

Being the same property conveyed to Ibrahim Ezzat and Wife Myriam Vallejo and Suzanne Ezzat, as joint tenants with rights of survivorship, by Quitclaim Deed from Ibrahim Ezzat and Suzanne Ezzat, of record in Instrument No. 20210809-0106958, in the Register's Office of Davidson County, Tennessee, dated July 22, 2021, and recorded on August 09, 2021. Ibrahim Ezzat and Myriam Vallejo were erroneously referenced as husband and wife. They were unmarried at time of conveyance pursuant to Divorce Decree entered on January 21, 2020 in Index No. 02556/2016 in the Supreme Court of the State of New York, County of Suffolk.

This conveyance is subject to:

* 2023 Taxes are a lien, and are now due and payable.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harrison Square Condominiums of record in Instrument No. 20060823-0103941, as amended by instrument(s) of record in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Storm Drainage, recorded in Instrument No. 20060518-0058549.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060822-0103433.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060518-0058543 and Instrument No. 20060822-0103456.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **303 Criddle Street, Unit 208, Nashville, TN 37219**.

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 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 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 the 23rd day of October, 2023.

Ibrahim Ezzat

Myriam Vallejo

Suzanne Ezzat

STATE OF Florida
COUNTY OF Palm Beach

On this 23rd day of October, 2023, before me personally appeared Myriam Vallejo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2023.

Notary Signature
My commission expires: 12/29/25

CARRIE A ARMSTRONG
NOTARY PUBLIC
Comm # HH 192349
My Comm Expires
Dec 29 2025
STATE OF FLORIDA

This conveyance is subject to

* 2023 Taxes are a lien, and are now due and payable.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harrison Square Condominiums of record in Instrument No 20060823-0103941, as amended by instrument(s) of record in Instrument No. 20071025-0126183, Instrument No 20080104-0001138 and Instrument No. 20090127-0006865; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Storm Drainage, recorded in Instrument No 20060518-0058549
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* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **303 Criddle Street, Unit 208, Nashville, TN 37219**

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 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 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 the 23rd day of October, 2023.

Ibrahim Ezzat

Myriam Vallejo

Suzanne Ezzat

STATE OF _____
COUNTY OF _____

On this 23rd day of October, 2023, before me personally appeared Myriam Vallejo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2023

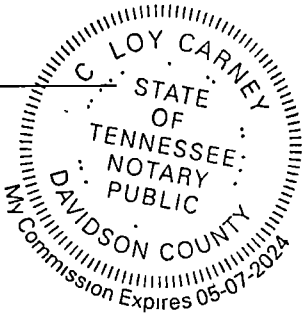
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Ibrahim Ezzat, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2023

Notary Signature
My commission expires.

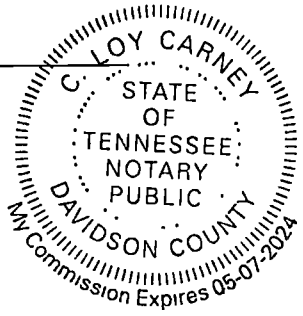


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Suzanne Ezzat, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 23rd day of October, 2023

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204