WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067992 **DEEDWARR**
11/02/2023 02:17:44 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20231102-0085950

Y-C-23-1806A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abdul Qudus	**Same as New Owner**	
(NAME)	(NAME)	**08-07-3C-001.00-CO**
118 Catalpa Dr		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **PHILIP RYKWALDER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABDUL QUDUS,** 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Buchanan Nordic Residences, as shown on Exhibit "B" of Buchanan Nordic Residences, of record in Instrument No. 20170421-0039410, as Amended in Instrument No. 20200821-0094692, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Philip Rykwalder by Warranty Deed from Susan Thornton, unmarried of record in Instrument No. 20150223-0015122 Register's Office for Davidson County, Tennessee, dated February 17, 2015 and recorded on February 23, 2015.

Being a portion of the same property conveyed to Southern States Property, LLC, a Tennessee limited liability company by Quitclaim Deed from Philip Rykwalder, unmarried of record in Instrument No. 20150514-0044273 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 14, 2015.

Being the same property conveyed to Philip Rykwalder by Quitclaim Deed from Southern States Property, LLC, of record in Instrument No. 20231102-0085948, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170421-0039410 and amended Instrument Number 20200821-0094692 and amended Instrument Number 20210317-0035662, Register's Office for Davidson County, Tennessee.
- Charter for Buchanan Nordic Residences Homeowners Association, Inc of record in Instrument Number 20170501-0042225, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1806 A 15th Avenue N, Nashville, Tennessee 37208**.

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 1st DAY OF NOVEMBER, 2023.

Philip Rykwalder by John Gleaves, Attorney-In-Fact

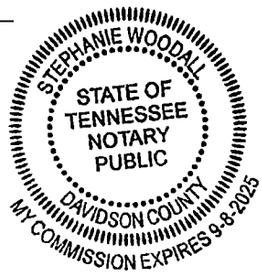
Power of Attorney filed of record in Instrument No. 20231102-0085949, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILIP RYKWALDER, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIP RYKWALDER.

Witness my hand and official seal, this the 1st of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212