WARRANTY DEED

Karen Johnson
Batch # 1091511
01/22/2024 11:18:33 AM
Fees: $13.00 Taxes: $370.00

Davidson County
DEEDWARR
2 pgs

20240122-0003134

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

Y-BR-23-833

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)
Biwar Idrees Sulaiman	**NEW OWNER**	
(NAME)	(NAME)	**135-08-0A-833.00-CO**
833 Longhunter Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **SALAR MOHAMMED, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BIWAR IDREES SULAIMAN,** 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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 833 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions in Record Book 4827, Page 14 and supplemented in Book 5469, Page 840, and Master Deed in Book 5333, Page 957, all in the Register's Office for Davidson County, Tennessee, and more particularly described in Book 5200, Page 80, said Register's Office to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Salar Mohammed, a single man by Warranty Deed from Erica Lee, an unmarried woman of record in Instrument No. 20210106-0002711 Register's Office for Davidson County, Tennessee, dated January 05, 2021 and recorded on January 06, 2021.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 85, and Plat Book 4860, Page 72, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80, 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 Book 5333, Page 957, 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 Book 4827, Page 14, supplemented in Book 5469, Page 840, Register's Office for Davidson County, Tennessee.
- Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 4821, Page 107, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150429-0038203 in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4821, Page 105, Book 4915, Page 78 and Book 4915, Page 80, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20170717-0071705, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Nashboro Village Nineteen of record in Book 5333, Page 999, in the Register's Office for

Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument Number 20001031-0108075, 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: **833 Longhunter Ct., Nashville, Tennessee 37217**.

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 2nd DAY OF JANUARY, 2024.

Salar Mohammed by Paul Hinman, Attorney-in-Fact

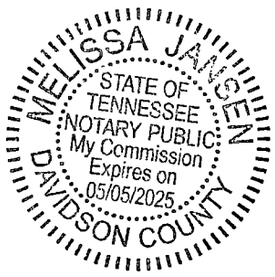
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 SALAR MOHAMMED, and who acknowledged he/she/they executed the same as the free act and deed of the said SALAR MOHAMMED.

Witness my hand and official seal, this the 2nd of January, 2024.

Notary Public
My Commission Expires: 5/5/25
(SEAL)





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