Karen Johnson Davidson County
Batch# 1117190 DEEDWARR
04/02/2024 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $621.60
20240402-0022724

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38080	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $168,000.00. Ahmed Mustufa Affiant Subscribed and sworn to before me this 1st day of April, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ahmed Mustufa 3415 West End Avenue #1002-E Nashville, TN 37203	Liberty Federal Credit Union PO Box 5129 Evansville, IN 47116-5129	Map and Parcel No.: 104060A10300CO

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, Khaldoun Kailani, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ahmed Mustufa, unmarried man ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3415 West End Avenue #1002-E, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property is not and has never been Grantor's marital residence.

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 the 1st day of April, 2024.

GRANTOR:

Khaldoun Kailani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 1st day of April, 2024.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1002-E on the Plan of Continental Condominium of record in Plat Book 5200, page 399 thru 401, amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Khaldoun Kailani, a married man, by deed dated December 13, 2018 from Tim Griggs, unmarried, of record in Instrument No. 20181227-0125454, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Continental Condominium, of record in Book 5862, page 589, Book 5862, Page 626, amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 399 thru 401, amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, Page 43, Register's Office for Davidson County, Tennessee.
6. Easement to State of Tennessee of record in Book 4825, page 592, Register's Office for Davidson County, Tennessee.
7. Resolutions recorded in Book 7461, page 217, and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
8. Memorandum of Agreement between Continental Homeowners' Association and Nextel Smith Corporation recorded in Instrument No. 20010514-0049446, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/1/24 (date of document).

Affiant Signature

4/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

