This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $444,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of March, 2024.

Notary Public
My commission expires: 2-7-26

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1120323 DEEDWARR
04/08/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20240408-0024922

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Camryn Cheney	Novus Home Mortgage	128-12-0A 018.00
320 Old Hickory Blvd. #408	20225 Water Tower Blvd. Suite 400	
Nashville, TN 37221	Brookfield, WI 53045	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SABRI ABDULLAH AND NIRGEZ ABDULLAH, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAMRYN CHENEY, AN UNMARRIED WOMAN, AND ELAINE CHENEY, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 18, Building No. 4 on the Plan of Section 2 Phase 1A Eagle Ridge at the Reserve 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 and By-Laws of record in Instrument No. 20011011-0110875 as Supplemented and Amended by Supplement and Amendment No. 1 to the Master Deed of record in Instrument No. 20020215-0020370, Register's Office for Davidson County, Tennessee 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 plat of Eagle Ridge at the Reserve Condominium as shown on Exhibit A to the Master Deed of record in aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Sabri Abdullah and Nirgez Abdullah, as tenants in common with right of survivorship, by Warranty Deed dated 08/30/2023, from Robert Fegan, of record in Instrument No. 20230915-0072681, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sabri Abdullah and Nirgez Abdullah, as tenants in common with right of survivorship by Quitclaim Deed from Shauna Fegan, filed of record in Instrument No. 20240404-0023691, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

Property of grantors was never primary residence.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 320 Old Hickory Blvd. #408, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of March, 2024.

Sabri Abdullah

Nirgez Abdullah

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sabri Abdullah and Nirgez Abdullah, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2024.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-22-24.

Affiant Signature

4-8-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY