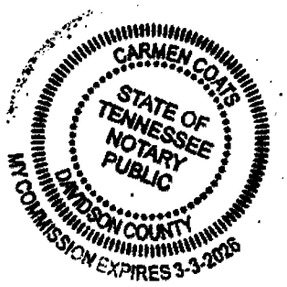
Karen Johnson Davidson County
Batch# 1124224 DEEDWARR
04/17/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240417-0027534

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $575,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 10th day of April, 2024.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| John Richie Cordaro<br>and Fabineen J. Cordaro | New Owner(s) | 104-04-0E-610.00-CO |
| 1101 18th Avenue South, #610 | | |
| Nashville, TN 37212 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZOUHAIR ODEH SALIM AMARIN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN RICHIE CORDARO AND FABINEEN J. CORDARO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 610 of 1101 Eighteenth Avenue, as shown in Master Deed recorded in Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, and amended in 20090624-0058837, in the Register's Office for Davidson County, Tennessee.

Parking Space Number 46 is included as an Appurtenance to this Unit. This Appurtenance is deed with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Jane Burton, unmarried woman and Richard Burton, a married man, as tenants in common with right of Survivorship by Warranty Deed from Abhishek R. Pardeshi, a Single Man of record in Instrument No. 20170731-0077453 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 31, 2017 and Correction of Warranty Deed Instrument Number 20170824-0087118.

Being the same property conveyed to Jane Mondul f/k/a Jane Burton, a married woman by Quitclaim Deed from Richard Burton, a married man of record in Instrument No. 20220823-0095230 Register's Office for Davidson County, Tennessee, dated August 17, 2022 and recorded on August 23, 2022.

Being the same property conveyed to Zouhair Odeh Salim Amarin, a married man by Warranty Deed from Jane Mondul f/k/a Jane Burton and Corey David Mondul, wife and husband of record in Instrument No. 20220825-0096042 Register's Office for Davidson County, Tennessee, dated August 24, 2022 and recorded on August 25, 2022.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1101 18th Avenue South, #610, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of April, 2024.

Zouhair Odeh Salim Amarin by Justin, Attorney in Fact

**Zouhair Odeh Salim Amarin by**
**Justin Amarin, Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Amarin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Zouhair Odeh Salim Amarin, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Zouhair Odeh Salim Amarin.

Witness my hand and seal this 10th day of April, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 8, 2024** (date of document).

Affiant Signature

April 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25