This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22486-RR

Karen Johnson Davidson County
Batch# 1128811 DEEDWARR
04/30/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20240430-0031133

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2024.

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sejnad Basha 305 Timberway Circle Nashville, TN 37214	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	108-07-0B-117.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Jones, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sejnad Basha, a single man,** 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:

Land in Davidson County, Tennessee, described as Unit No. 117G of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, as amended by Instrument of Correction of record in Book 7153, Page 617 and Appointment of Successor Trustee Book 8504, Page 609, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Sarah B. Huffman, an unmarried person by Warranty Deed from Maureen LaPointe, unmarried of record in Instrument No. 20150903-0090069 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 03, 2015.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Sarah B. Huffman n/k/a Sarah Brooke Mayberry, married of record in Instrument No. 20231101-0085352 Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 1, 2023.

Being the same property conveyed to Matthew Jones by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20231101-0085353 Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 1, 2023.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **305 Timberway Circle, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this 29th day of April, 2024.

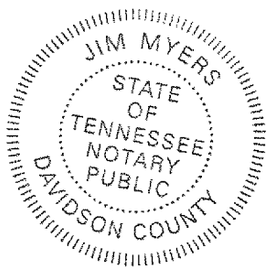
GRANTOR:

Matthew Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2024.



Notary Public
My Commission expires: 11/06/2024

202404300031133

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/29/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/29/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

