Karen Johnson Davidson County
Batch# 1155832 DEEDWARR
07/09/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $932.77
20240709-0051499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

B-ELAM-24-1515-106

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)
Nasra Abdelmalak	Orion Lending	
(NAME)	(NAME)	**149-15-0B-026.00-CO**
1515 Bridgecrest Dr #106	10 Pointe DR. Ste 330	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brea CA 92821	
(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, **PAYAM RAHMANI AND REBAZ RAHMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASRA ABDELMALAK, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958 and Revised in Instrument No. 20020710-0083055 and Instrument No. 20040224-0020966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Payam Rahmani and Rebaz Rahman, wife and husband by Warranty Deed from Laura B. Gregory, unmarried of record in Instrument No. 20190603-0052405 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020213-0018958, revised in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, Instrument No. 20030806-0112013 and amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961 and Instrument No. 20160502-0042419, in Instrument No. 20190314-0023576, Instrument No. 20180607-0054595, Instrument No. 20190524-0049438 and Instrument No. 20190308-0021543, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20180607-0054594, in the Register's Office for Davidson County, Tennessee.
- Telephone Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement and Agreement for Use and Maintenance of Private Road across Blackman Property of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.
- Sewer and/or Drainage Easement of record in Book 6881, Page 320 and Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement (20'wide) along Westerly Boundary Line of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7632, Page 962, Book 10805, Page 497 and Instrument No. 20010202-0010454, in the Register's Office for Davidson County, Tennessee.
- All Matters Shown on the plan of record in Book 6900, Page 561 and 562, in the Register's Office for Davidson County, Tennessee. and Plan Book 3, Page 26, Chancery Court for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104688, in the Register's Office for Davidson County, Tennessee.

• Cambridge Forest Townhomes Homeowners Association, Inc., Holiday Decorations Rule of record in Instrument Number 20160412-0034962, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc. Rule Regarding Vehicles of record in Instrument Number 20160412-0034963, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Dumpster Rules of record in Instrument Number 20160412-0034964, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Parking Rules of record in Instrument Number 20160502-0042420, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Leasing Rule of record in Instrument Number 20160502-0042421 and Instrument No. 20160502-0042422, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, in the Register's Office for Davidson County, Tennessee.
• Option to Purchase Real Estate of record in Book 10953, Page 640, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Parking Rules of record in Instrument Number 20190308-0021544 and Instrument No. 20220713-0080377, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc. Owner and Occupant Information of record in Instrument Number 20220713-0080376, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Fines and Enforcement of Governing Documents of record in Instrument Number 20240126-0005347, 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: **1515 Bridgecrest Dr #106, Antioch, Tennessee 37013**.

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 8th DAY OF JULY, 2024.

Payam Rahmani by Margaret Means, Attorney in Fact her Attorney in Fact

Rebaz Rahman by Margaret Means, Attorney in Fact his 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, MARGARET MEANS, 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 PAYAM RAHMANI AND REBAZ RAHMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said PAYAM RAHMANI AND REBAZ RAHMAN.

Witness my hand and official seal, this the 8th of July, 2024.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22745-mc

- **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** 7/8/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/8/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** July, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

