Name and Address of New Owner:
Rebecca Kleinschmidt & Jacob Kleinschmidt
328b Peachtree Street
Nashville, TN 37210

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch # 1160107 DEEDWARR
07/22/2024 10:19:55 AM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20240722-0054579

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 119-01-0S-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samira Teresa AbuBaker, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebecca Alsup Kleinschmidt and Jacob L. Kleinschmidt, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 328 Peachtree Cottages, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of 328 Peachtree Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20220726-0085205, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Samira Teresa AbuBaker, an unmarried woman, by Warranty Deed dated September 13, 2023 from Woodplex, GP, a Tennessee General Partnership, recorded September 14, 2023 in Instrument No. 20230914-0072152 in the Register's Office.

Being a portion of the same property conveyed to Woodplex, GP by Warranty Deed dated October 9, 2020 from Elam's Housing Rentals, LLC, a Tennessee Limited Liability Company, recorded October 14, 2020 in Instrument No. 20201014-0119233 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of July, 2024.

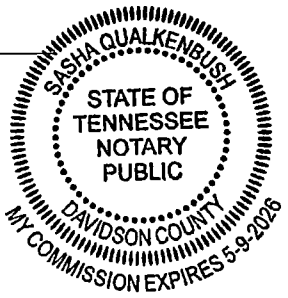
Sami Abubaker (SEAL)
Samira Abubaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2024, before me personally appeared Samira Abubaker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2024.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $639,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: _____
File No. 2024-7047-TS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026