WARRANTY DEED

Karen Johnson Davidson County
Batch# 1165538 DEEDWARR
08/02/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240802-0058597

File #24-PA-3046-P

(SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 1/4/2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

~~When Recorded Return to:~~
~~Midtown Title, LLC~~
~~600A Frazier Dr. Ste 123~~
~~Franklin, TN 37064~~ File#1-23061-RR

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anass Bakkali Kassemi	**New Owner**	
(NAME)	(NAME)	**072 05 0N 038.00**
3046 Edwin Cir.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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,

DAVID ERIC RICHARDSON, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANASS BAKKALI KASSEMI, AN UNMARRIED MAN,

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. 38 as shown on the Plan attached to the Declaration for HIGH VIEW COTTAGES, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206, being shown on Plat attached thereto as Exhibit "B", 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 David Eric Richardson, an unmarried man, by Warranty Deed from High View Cottages LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240401-0022331, in the Register's Office of Davidson County, Tennessee, dated March 27, 2024 and recorded on April 01, 2024.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in Plat Book 332, Page(s) 34.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Part of Lot No. 4, Division of Lands of George Stull, as recorded in Plat Book 4060, Page(s) 15.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HIGH VIEW Condominium of record in Instrument No. 20200922-0108662; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148666, as amended in Instrument No's. 20210204-0016516 and 20230406-0025206.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200910-0103453.

*Easement for Ingress and Egress, recorded in Book 4103, Page 745.

*Easement recorded in Book 4094, Page 715 and Book 4236, Page 828.

*Easement for Water Tank Drain Line and Appurtenances, recorded in Book 5559, Page 569.

*Easement for Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes, recorded in Book 8463, Page 305.

*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No's. 20201102-0127504; 20201102-0127506 and Instrument No. 20210209-0018510.

*Easement for Pedestrian Access, recorded in Instrument No. 20201201-0139236.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3046 Edwin Circle, Nashville, TN 37207.

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 31st day of July, 2024.

David Eric Richardson

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

On this 31st day of July, 2024, before me personally appeared David Eric Richardson, 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 31st day of July, 2024.

Notary Signature
My commission expires: 12-3-26

PENNY K WOSAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 3, 2026

- **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** 7/31/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/1/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

