Karen Johnson Davidson County
Batch# 1175335 DEEDWARRSP
08/29/2024 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $480.26
20240829-0066521

This instrument prepared by Jason A. Gang, Esq., for PC Law Associates, LLC, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Interstate Title & Escrow, LLC, 30450 Potomac Way, Charlotte Hall, MD 20622

Order Number: SULAIMANDEED

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **NOORA REBAR SULAIMAN**, unmarried for Ten Dollars and 00/100 ($10.00)* and other valuable consideration paid, warrants the title against all person claiming under me and do(es) hereby conveys unto the Grantee(s), **REBAR MOHAMMAD**, unmarried, whose address is 500 Paragon Mills Road, Apartment M-5, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

* Assessed Value/ Consideration $129,800

Land in Davidson County. Tennessee, being unit No. M-5 Of Canterbury Hall Condominium, a Condominium or horizontal property regime established by Master Deed of Record in Book 5440, page 255, register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819 and Book 5865, page 101, said Register's office and shown on a Plan of record in Plat Book 5200, page 159, said Register's office.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that he/she/they is/are lawfully seized of the above-described real estate, that he/she/they has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes

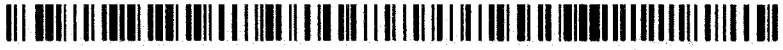
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and assessments, if any, prorated to the date of this deed.

County Parcel number: 133-11-0A/084.00
Street address of property: 500 Paragon Mills Road, Apartment M-5, Nashville, Tennessee 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190917-0094350 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: REBAR MOHAMMAD, 500 Paragon Mills Road, Apt M-5, Nashville, TN 37211

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK



Signed this 10 day of May, 2024,

Signature of Grantor:

Noora Rebar Sulaiman

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 10 day of MAY, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Noora Rebar Sulaiman**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 9/8/2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property lines or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the execution of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

I or we, Rebar Mohammad, the Affiant, herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars and 00/100 ($10.00)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. * Assessed Value/ Consideration $129,800

Signed this 10 day of MAY, 2024

Signatures of Affiant:

Rebar Mohammad

Sworn and subscribed before me this 10 day of MAY, 2024.

Notary Public

SHARON ADELAIDE KEMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 9/8/2025

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Tennessee Certification of Electronic Document

I, Michelle Woods, 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 5/16/24 (date of document).

Affiant Signature

5/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/26

NOTARY'S SEAL

