Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Douglas Mauricio Medrano
8308 Rugby Road
Manasas Park, VA 20111

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1175841 DEEDWARR
08/30/2024 09:35:40 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20240830-0066837

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 107 09 0A 003.00

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, **Hawri Omar Hussein, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Forest Park 1, LLC, a Virginia limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, TN, described as Unit No. 1021, Building B, of Castlewood Condominiums, a Horizontal Property Regime, located on Harold Drive, Nashville, TN, as shown on the plat of Castlewood Condominiums, Condominium Apartments, recorded in Plat Book 4660, page 62, said Register's Office, and described in a Master Deed recorded in Book 4750, page 426, as amended in Book 5245, page 663, and Book 5246, page 457, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Castlewood Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4750, page 426, as amended in Book 5245, page 663, and Book 5246, page 457, and By-Laws recorded in Book 4750, page 434, as amended in Book 5545, page 619, and Book 6426, page 919, all of the Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Hawri Omar Hussein, by Warranty Deed from RPT Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20210611-0079274, in the Register's Office of Davidson County, Tennessee, dated June 09, 2021 and recorded on June 11, 2021

This property more commonly known as 1021 Harold Drive, Nashville, TN 37217

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 27th day of August, 2024.

_____(SEAL)
Hawri Omar Hussein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of August, 2024, before me personally appeared Hawri Omar Hussein, 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 27th day of August, 2024.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

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 $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of August, 2024.

Notary Signature
My commission expires:

