Karen Johnson Davidson County
Batch# 1178495 DEEDWARR
09/06/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20240906-0068822

ANNA N. DOLAN TENNESSEE NOTARY PUBLIC My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $935,000.00 Affiant Subscribed and sworn to before me, this 5th day of September, 2024. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dakim Gaines	**New Owner**	**081-07-2R-001.00CO**
1914 11th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Nader Mikhail, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dakim Gaines, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 1914 11th Avenue N., a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180914-0091270, 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 all of the property conveyed to Nader Mikhail, by deed from Living Waters Homes LLC, a Tennessee Limited Liability Company and TN Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240510-0034715, Register's Office for Davidson County, Tennessee, dated May 10, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20190914-0091270, Register's Office for Davidson County, Tennessee.
c. Notice of Completion of record in Instrument No. 20240508-0033878, in the Register's Office for Davidson County, Tennessee.
d. All matters of record in Book 2, Page 33, in the Register's Office for Davidson County, Tennessee.
e. Declaration for Restrictions and Covenants for SMC's for Regulated Residential Landfill of record in Instrument No. 20240319-0018990, Instrument No. 20240319-0018994, Instrument No. 20240422-0028730 and Instrument No. 20240422-0028734, in the Register's Office for Davidson County, Tennessee.
f. Subject to rights of others in and to common areas/elements.
g. Subject to lien for special assessment contained in DCCR's/Master Deed.
h. Subject to HOA dues- if any.
i. All other easements and restrictions of record.
j.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1914 11th Avenue North, Nashville, TN 37208.

This property has never been the marital residence of the Grantor.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 5th day of September, 2024.

Nader Mikhail

Nader Mikhail

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Nader Mikhail,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2024.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **24-357**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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

9/5/24.
Date

Affiant Signature

9/6/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of Sept, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON