Karen Johnson
Batch # 1179056
09/09/2024 08:40:20 AM
Fees: $23.00 Taxes: $875.79

Davidson County
DEEDWARR
4 pgs

20240909-0068957

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $236,700.00 Affiant Subscribed and sworn to before me This 30th day of August 2024. Notary Public My Commission Expires:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owners as:	Tax Bill To:	Map / Parcel
Hawri Hussein and Binaiy Ahmed **554 Bradburn Village** **Antioch, TN 37013**	New Owners	164-06-0B-071.00-CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

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 sufficiency of all of which are hereby acknowledged, **Bethany Darsinos, a married woman, and Jessica Martin, unmarried,** (hereinafter referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Hawri Hussein and Binaiy Ahmed, husband and wife,** (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being unit No. 114, Townhomes of Bradburn Village, as shown on Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060816-0101099, amended in Instrument Nos. 20070717-0084884, 20070817-0098536 and 20121109-0103798, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Joy Barnett by Warranty Deed from Donald L. Merrit and wife, Sheila Merrit in record of Instrument No. 20140604-0048258 of Register's Office for Davidson County.

Jennifer Joy Barnett has since died on May 18, 2024, and title vested in her daughters, Jessica Martin and Bethany Darsinos, as sole surviving heirs at law as pursuant to the Affidavits of Heirship of record in Instrument No. 20240626-0047936, and in Instrument No. 20240626-0047920, Register's Office for Davidson County.

This is improved property known as 554 Bradburn Village Circle, Antioch, Tennessee 37013.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies and charters which constitute liens or are due or payable including unredeemed tax sales
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse any individual insured.
3. Covenants of record in Instrument No. 20180713-0068064, said Register's Office.
4. This conveyance is made subject to the Declaration of Covenants, Conditions, and Restrictions contained in Instrument of record in Instrument No. 20060816-0101099, amended in the First Amendment of record in Instrument No. 20070717-0084884, Amended and Restated in Instrument No. 20070817-0098536 and Instrument No. 20121109-0103798 and of record in Instrument No. 20180226-0017976 and Instrument No. 20180713-0068064; Restrictions of record in Instrument No. 20070817-0098536 and Instrument No. 20121109-0103796, said Register's Office.
5. Rights of Way Easement of record in Book 3644, page 317; Right of Way Agreement of record in Book 3670, page 396; Supplemental Right of Way Agreement of record in Book 4579, Page 913; Easement of record as referenced in Installment Deed of record in Book 5799, Page 662, said Register's office.
6. Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Charter of Homeowners Association of record in Instrument No. 20070622-0074712; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080502-0045461, said Register's Office.
7. Grant of Easement of record in Instrument No. 20170206-0012425; Tennessee Valley Authority Line and Pipeline Easement mentioned in Book 4728, Page 30; Assignment of Developers Rights Under Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, as amended, appearing as Instrument No. 20170802-0078538 and Supplement declaration of record in Instrument No. 20180226-0017978; Assess Utility and Drainage Easement of record in Instrument No. 20171229-0132505; and to any and all matters shown on said plat and survey of record in Instrument No. 20180226-0017979; all of said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of August 2024.

Grantor:

Bethany Darsinos

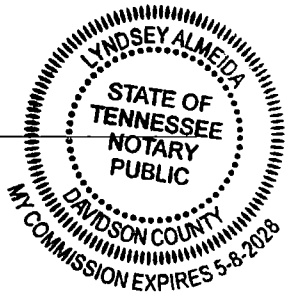
Jessica Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Bethany Darsinos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 30st day of August 2024.

Notary Public

My Commission Expires: 

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Jessica Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 30st day of August 2024.

Notary Public

My Commission Expires: 