Karen Johnson Davidson County
Batch# 1182962 DEEDWARRSP
09/18/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20240918-0072285

ADDRESS NEW OWNER: Arash Arab
103 Oceola Ave
Nashville, TN 37209

SEND TAX BILL TO: Liberty Federal Credit Union
1200 Forest Bridge Rd
Louisville, KY 40223

MAP-PARCEL NOS. 103-02-3K-001.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **G and A Holdings, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Arash Arab** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 103 Oceola Ave Townhomes, a Horizontal Property Regime, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of The 103 Oceola Ave Townhomes, a Horizontal Property Regime, pursuant to Tennessee Code Annotated Title 66, Section 66-27-101 et seq., as amended, of record in Instrument No. 20220622-0071449, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being a part of the same property conveyed to G and A Holdings, LLC, a Tennessee limited liability company, from HK Singh Enterprises, LTD., a Texas limited partnership, by Warranty Deed recorded on December 8, 2021, in Instrument No. 20211208-0162878, Register's Office for Davidson County, Tennessee.

This is property with a common address of 103 Oceola Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) All matters as shown on the Plan of the Resubdivision of The Thomas B. Vaughn Property of record in Book 5190, page 376, Register's Office for Davidson County, Tennessee.(3) All matters as shown on Exhibit "B" (Private Element Plan) of the Declaration of Covenants, Conditions and Restrictions of The 103 Oceola Ave Townhomes, a Horizontal Property Regime, of record in Instrument No. 20220622-0071449, Register's Office of Davidson County, Tennessee.(4) Declaration of Covenants, Conditions and Restrictions of The 103 Oceola Ave Townhomes, a Horizontal Property Regime, of record in Instrument No. 20220622-0071449, Register's Office of Davidson County, Tennessee.(5) Percentage of each Unit's ownership interest in the Common Elements All as shown on Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of The 103 Oceola Ave Townhomes, a Horizontal Property Regime, of record in Instrument No. 20220622-0071449, Register's Office of Davidson County, Tennessee.(6) Charter of 103 Oceola Ave Townhomes Homeowner's Association Inc. as shown on Exhibit "F" of the Declaration of Covenants, Conditions and Restrictions of The 103 Oceola Ave Townhomes, a Horizontal Property Regime, of record in Instrument No. 20220622-0071449, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Grantors do covenant with the said Grantees that 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 herein.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of September 2024.

G and A Holdings, LLC, a Tennessee limited liability company

BY: _____
Steven R. Griffith, Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Manager of G and A Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven R. Griffith as such Manager.

Witness my hand and official seal at office, this 13th day of September 2024.

_____
Notary Public
My Commission Expires: 12-05-2026

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-05-2026

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater for this transfer is $765,000.00.

_____
Affiant

Subscribed and sworn before me this 13th day of September 2024.

_____
Notary Public
My Commission Expires: 12-05-2026

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-05-2026

File No. 2408-102

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 13, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Sept 16, 24

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

