This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1192748 DEEDWARR
10/11/2024 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,178.30
20241011-0078970

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $859,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of Sept, 2024.

Notary Public
My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Alex Mustafa
2211 Summitt Ave. #A
Nashville, TN 37218
SEND TAX BILLS TO:
Alex Mustafa
2211 Summitt Ave. #A
Nashville, TN 37218

MAP AND PARCEL NUMBER: 070093G00100CO

WARRANTY DEED

24NT00979

Effective the 27 Day of Sept, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Randell James Cherry, Jr.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alex Mustafa, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A Homes at 2211 Summitt Avenue, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 2211 Summitt Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20220418-0044385, Register's Office for Davidson County, Tennessee, 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 though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being part of the same property Randell James Cherry, Jr. from Apex Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 07/17/2023 and recorded 07/17/2023 in Instrument No. 20230718-0055000, Register's Office of said County.

Being part of the same property conveyed to Apex Builders, LLC, a Tennessee limited liability company from Shawn Rohan, a married man, by Warranty Deed dated June 30, 2021 and

recorded August 03, 2021of record in Instrument No. 20210803-0104131 in the Office of the Davidson County Register's Office.

This is an improved property commonly known as: 2211-A Summitt Ave, Nashville, TN 37218-2731

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of Sept, 2024

Randell James Cherry, Jr.

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Randell James Cherry, Jr.**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 03/03/2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**Said Property was never used as a Primary Residence*

Tennessee Certification of Electronic Document

I, Summer Barton 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 9-27-2024 (date of document).

Summer Barton
Affiant Signature

10-11-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of October, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

