Karen Johnson Davidson County
Batch# 1212578 DEEDWARR
12/04/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $952.75
20241204-0094204

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF DECEMBER, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-7-2026

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3299LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sheraneka Cobbs and Tranae Guest	New Owner	
543 Bradburn Village Circle		164 06 B 022.00CO
Antioch, TN 37013		

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 ACKNOWLEDGED, WE,

NISAR A. MOHAMMADI*

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

SHERANEKA COBBS, UNMARRIED WOMAN AND TRANAE GUEST, UNMARRIED WOMAN

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

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 No. 22 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nisar A. Mohammadi by Warranty Deed from Keyunta Lashay Howard, unmarried and Xzavier Quintrel Howard, unmarried, dated July 18, 2024, and recorded July 29, 2024, of record in Instrument No. 20240729-0056927, Registers Office for Davidson County, Tennessee.

Being the same property previously conveyed to Edward Howard, unmarried, by virtue of that certain Warranty Deed dated August 14, 2023, and being of record at Instrument No. 20230815-0063566, in the amount of $250,000.00, in the Register's Office of Davidson County, Tennessee. Edward Howard having passed on/or about September 19, 2023. Surviving heirs being Keyunta LaShay Howard and Xzavier Quintrel Howard of record in Affidavit of Heirship at Instrument No. 20240729-0056926.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements, assessments and possible liens, right of first refusal or prior approval of a future purchaser or occupant, and other provisions of Declaration of Condominium and attachments recorded in Instrument No. 20070817-0098536, of the Public Records of Davidson County, Tennessee, and amendment(s) thereto, if any.
5. This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20060816-0101099, amended and supplemented in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536, amended in Instrument No. 20180713-0068064; and Scrivener's Affidavit in Instrument No. 20171101-0111800 in the Register's Office for Davidson County, Tennessee.
6. Charter for Homeowners Association of record in Instrument No. 20060823-0103546, and Scrivener's Affidavit in Instrument No. 20171101-0111800, Register's Office for Davidson County, Tennessee.
7. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
8. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20060823-0103545, in the Registers Office for Davidson County, Tennessee.
9. Assignment of Developer Rights of record in Instrument Number 20170802-0078538, in the Register's Office for Davidson County, Tennessee.
10. Easement granted to United State of America for Transmission Line Right of Way in instrument 20020909-0109148, Register's Office for Davidson County, Tennessee.

11. Right of Way Easement to Colonial Pipeline Co. in Book 3670, page 396, Register's Office for Davidson County, Tennessee.

12. Application for Greenbelt Assessment in Book 8979, pages 986 and 987, Register's Office for Davidson County, Tennessee.

13. TVA Transmission Line Easement as referenced in Book 5799, page 662, Register's Office for Davidson County, Tennessee.

14. Right of Way Easement to Colonial Pipeline Co. in Book 3644, page 317, Register's Office for Davidson County, Tennessee.

15. Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, page 913, Register's Office for Davidson County, Tennessee.

16. TVA Line Easement of record in Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee

17. Grant of Transmission Line Easement to United States of America in Instrument 20020905-0107384, Register's Office for Davidson County, Tennessee.

18. Sign Lease to The Lamar Corporation in Book 7810, page 637, Register's Office for Davidson County, Tennessee.

19. Stormwater Detention Agreement in Instrument 20060608-0068199, Register's Office for Davidson County, Tennessee.

20. Easement for sanitary sewers and/or storm drainage in Instrument 20080502-0045461, Register's Office for Davidson County, Tennessee.

21. Grant of Easement of record in Instrument Number 20170206-0012425, in the Register's Office for Davidson County, Tennessee.

22. Agreement Regarding Grant of Easement of record in Instrument Number 20070622-0074712, in the Register's Office for Davidson County, Tennessee.

23. Corporate Conveyance of Easement of record in Instrument Number 20080807-0081447, in the Register's Office for Davidson County, Tennessee.

24. Rights of adjoining owners to party wall(s) located partly on the Land.

25. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 543 Bradburn Village Circle, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand on the 3rd day of December, 2024.

Nisar A. Mohammadi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NISAR A. MOHAMMADI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of December, 2024.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY VANDERBILT

Certificate of Authenticity

I, Holly A. Mason, 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 December 3, 2024.

Affiant Signature

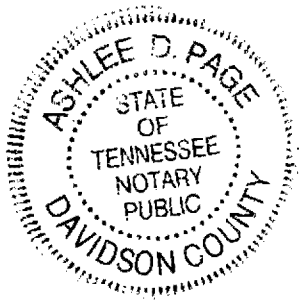
12/3/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of December, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026