WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23519-DJ

Karen Johnson Davidson County
Batch# 1213481 DEEDWARR
12/09/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20241209-0095406

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CHARLES D LIGHTSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and ~~sworn~~ to before me, this the ~~26th~~ 6 day of ~~November~~ December, 2024.

Notary Public

My Commission Expires: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows: Nasradin Mohamed Osman	Send Tax Bills to: NEW OWNER	Map-Parcel No.(s): 136-10-0B-017.00 CO
3522 Seneca Forest Drive		
Nashville, TN 37217		

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

Amanda Cooper, a married woman, and Stephanie Smotherman, a married woman, tenants in common

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

Nasradin Mohamed Osman, single man

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

LAND in Davidson County, Tennessee, being Lot Number 43, Unit 43-A, Condominium Site Plan of Lots 15-20, 41-56 of Section Four of Priest Lake Forest, of record in Plat Book 5200, Pages 573, and amended in Plat Book 5200, Page 574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Amanda Cooper, a married woman, and Stephanie Smotherman, a married woman, tenants in common, by Warranty Deed from Michael D. Swift, an unmarried man, dated 8/8/2024 and recorded 8/13/2024 in Instrument No. 20240813-0061270; and being the same property previously conveyed to Michael D. Swift by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 4/21/2010 and recorded 5/7/2010 in Instrument No. 20100507-0034875, Register's Office for Davidson County, Tennessee.

The above described property is investment property. It is not the principal or marital residence of grantor, grantor's spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Master Deed and By-Laws of record in Book 5931, Page 645, as amended in Book 6106, Page 610, Book 6199, Page 270, and Instrument No. 20090602-0050792; Amended By-Laws of record in Book 6021, Page 102 and Book 6108, Page 18; Restrictive Covenants of record in Book 6021, Page 107 and Book 6145, Page 434; HOA Charter of record in Book 7948, Page 628; Conveyance of Common Areas of record in Book 9735, Page 744; Deed of Conveyances of record in Book 5914, Page 467 and Book 5914, Page 508; and all existing easements and all matters shown on plat of record in Plat Book 5200, Pages 573, and amended in Plat Book 5200, Page 574, Register's Office for Davidson County, Tennessee

This is improved property known as 3522 Seneca Forest Drive, Nashville, TN 37217

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; and Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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/our hand(s) this 26th day of November, 2024.

Amanda Cooper

Stephanie Smotherman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of November, 2024, before me personally appeared Amanda Cooper, Stephanie Smotherman and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of November, 2024.

Notary Signature
My commission expires:

ANGIE VALENTINI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 18, 2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12/6/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/6/2024

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

