Karen Johnson Davidson County
Batch# 1216593 DEEDWARR
12/16/2024 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $638.25
20241216-0097412

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38426-11-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Affiant Subscribed and sworn to before me this 13th day of December, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Fineman Donna Fineman Gilbert Alejandro Teklevchiev 214 Old Hickory Blvd. #121 Nashville, TN 37221	The Farmers Bank 120 Village Drive Portland, TN 37148	Map and Parcel No.: 142 04 0A 121.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Khaldoun Kailani, married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to James Fineman and Donna Fineman, husband and wife, as to a fifty percent (50%) interest; and Gilbert Alejandro Teklevchiev, unmarried, as to a fifty percent (50%) interest, as joint tenants with rights of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 214 Old Hickory Boulevard, Unit 121, Nashville, Davidson County, Tennessee 37221.

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

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property is not and has never been his marital residence.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of December, 2024.

GRANTOR:

Khaldoun Kailani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Khaldoun Kailani, married, as his sole and separate property, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. 121, BELLE FOREST CONDOMINIUM APARTMENTS, a Condominium Apartment, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Khaldoun Kailani, married, as his sole and separate property, by Warranty Deed from Frederick John Circo and Dennis Burleigh, of record in Instrument No. 20140701-0057803, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014, and recorded on July 01, 2014; as corrected in Instrument No. 20140702-0058381, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE FOREST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 167.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium of record in Book 5438, Page 699, as being amended by instrument(s) of record in Book 6082, Page 866; Book 6896, Page 144; Book 7886, Page 939; Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Easement for Drainage, recorded in Book 7957, Page 145.
7. Easement for Public Utilities, recorded in Book 8019, Page 126.
8. Easement for Sewer Line, recorded in Book 8248, Page 214.
9. Easement for Sanitary Sewer, recorded in Instrument No. 20000915-0091869.
10. Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348.
11. Belle Forest Leasing Rules recorded in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446.
12. Charter for Belle Forest Homeowners Association and Belle Forest Condominium Owners' Association recorded as Book 5460, Page 987 and Book 6551, Page 78.
13. Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
14. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/13/24 (date of document).

Affiant Signature

12/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

