37632-8
Box 14

WARRANTY DEED

Karen Johnson
Batch # 1230241
01/27/2025 09 44 40 AM
Fees $13 00 Taxes $962 00

Davidson County
DEEDWARR
2 pgs

20250127-0005937

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2025

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES Nov. 2, 2026

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney B. Barnes	SWBC Mortgage Corp.	149150b01200 co
(NAME)	(NAME)	
1515 Bridgecrest Dr , Unit 224	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Raezon Yasin and Shilan Mohammed, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodney B. Barnes, an unmarried man,** 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:

LAND in Davidson County, Tennessee, being Unit No 224, as shown on the map entitled the Plan of Cambridge Forest Townhomes, of record in Instrument No 20020213-0018958, revised in Instrument No 20020710-0083055, re-recorded in Instrument No 20040224-0020966, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Raezon Yasin and Shilan Mohammed, husband and wife, by Warranty Deed dated December 19, 2022, from Kim S. Cothron, a single woman, of record in Instrument No. 20221221-0131691, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20020213-0018958,revised in Instrument No. 20020710-0083055, amended in Instrument No. 20040224-0020966 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6881, Page 320, and Book 7453, Page 445, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions of Cambridge Forest Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20030806-0112013,and as amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160412-0034962, Instrument No. 20160412-0034963, Instrument No. 20160412-0034964, Instrument No 20160502-0042419, Instrument No. 20160502-0042420, Instrument No. 20160502-0042421, Instrument No. 20160502-0042422, Instrument No. 20180607-0054594, and Instrument No. 20180607-0054595, Instrument No. 20190308-0021543, Instrument No. 20190308-0021544,Instrument No. 20220713-0080376, Instrument No. 20220713-0080377, Instrument No. 20240126-0005347, said Register's Office. 4) Charter of Incorporation of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee. 5) Easement for communication systems granted to American Telephone & Telegraph Company, of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee. 6) Subject to Right-of-way Easement and Agreement for Use and Maintenance of private road accross Blackman property, of record in Book 1147, Page 148, Register's Office for Davidson County, Tennessee. 7) Subject to Sewer easement (20' wide) along the westerly boundary line, of record in Book 8795, Page 158, Register's Office for Davidson County, Tennessee. 8) Subject to Stormwater Detention Agreement, of record in Book 7632, Page 962, Register's Office for Davidson County, Tennessee. 9) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104688, Register's Office for Davidson County, Tennessee. 10) Taxes for the current year prorated and assumed by the Grantee.

unimproved ☐

This is improved ☑ property, known as 1515 Bridgecrest Dr , Unit 224, Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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/our hands this 20th day of January, 2025

Raezon Yasin

Shilan Mohammed

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, a Notary Public of said County and State, **Raezon Yesin and Shilan Mohammed,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marietta (city), Georgia (state), this 20th day of **January, 2025.**

Notary Public Amanda Fzorc

My Commission Expires: May 10, 2026

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

File No : 17498