Karen Johnson Davidson County
Batch# 1252585 DEEDWARR
03/27/2025 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250327-0023020

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Affiant Subscribed and sworn to before me, this 13th day of March, 2025. Notary Public My commission expires: 06-24-25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Monjed Salatneh	**The Loan Store**	**142-06-0D-052.00CO**
525 Doral Country Drive	**6340 N. Campbell Ave. #100**	
Nashville, TN 37221	**Tucson, AZ 85718**	

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,

Brittany Anne Duronslet, a married woman

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

Monjed Salatneh, a married 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 42A of Doral Country Villa, Section Seven, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 223, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being all of the property conveyed to Brittany Anne Duronslet, a single woman, by deed from Edward A. Rappuhn and Terry Allison Rappuhn, Trustees of The Edward & Terry Rappuhn Living Trust, established by the Revocable Trust Agreement of Edward A. Rappuhn and Terry Allison Rappuhn, dated June 19, 2015, of record in Instrument No. 20210419-0052113, Register's Office for Davidson County Tennessee, dated April 8, 2021. Also being the same property conveyed to Ed Rappuhn, unmarried, by Warranty deed from Eddie Redmon, Trustee, dated February 12, 1980 and recorded on February 22, 1980 of record in Book 5568, page 923, Register's Office for Davidson County, Tennessee. Subject property was conveyed to Edward A. Rappuhn and/or Terry Allison Rappuhn, Trustees of The Edward & Terry Rappuhn Living Trust, established by the Revocable Trust Agreement of Edward A. Rappuhn and Terry Allison Reppuhn dated June 19, 2015, by Quitclaim Deed dated June 19 2015, recorded June 30, 2015, of record in Inst. No. 20150630-0062634, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 5200, Page 223, Register's Office for Davidson, Tennessee.
c. Master Deed of record in Book 5532, Page 727, amended in Book 5623, Page 252, amended in Instrument No. 20141103-0101033, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book 5532, Page 768, Register's Office for Davidson County, Tennessee.
e. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055670, in the Register's Office for Davidson County, Tennessee.

f. All matters of record in Book 4300, Page 155, in the Register's Office for Davidson County, Tennessee.
g. Charter for Homeowners Association of record in Book 5544, Page 463, in the Register's Office for Davidson County, Tennessee.
h. Rules and Regulations of record in Instrument No. 20151130-0120647, in the Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 525 Doral Country Drive, Nashville, TN 37221.

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 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 hand(s) this 13th day of March, 2025.

Brittany Anne Duronslet

*Alexandra-Sinclair Charity Day, spouse of Brittany Anne Duronslet, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Alexandra-Sinclair Charity Day

STATE OF Maryland
COUNTY OF Calvert

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Brittany Anne Duronslet and Alexandra-Sinclair Charity Day,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2025.

Notary Signature
My commission expires: 10/9/28

ERIC D. WOLLEY
Notary Public - Maryland
Prince George's County
My Commission Expires
10/09/2028

File #: 25-22
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 21, 2025.

J. Carlton Drumwright

March 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY