Karen Johnson Davidson County
Batch# 1271568 DEEDWARR
05/09/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250509-0036769

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Abiemwense Rabiat Amadin and Deolindo Farid Chada, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David A. French and Nancy J. French, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 51W on the Plan of Royal Oaks Towers Condominium Apartments, of record in Plat Book 4460, Page 189, corrected in Book 4728, Page 756, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, said Register's Office.

Being the same property conveyed to Abiemwense Rabiat Amadin and Deolindo Farid Chada, joint tenants by deed from Susan Michele Bruer, unmarried dated May 26, 2021 of record in Instrument No. 20210602-0074066, Register's Office for Davidson County, Tennessee. Abiemwense Rabiat Amadin and Deolindo Farid Chada are now married.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike #51W, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
David A French
Nancy J. French
4505 Harding Pike #51W
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
116-03-0A-054.00

WITNESS THE EXECUTION HEREOF this 8th day of May, 2025.

Abiemwense Rabiat Amadin

State of Tennessee)
County of Davidson)

On this 8th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Abiemwense Rabiat Amadin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

Deolindo Farid Chada by Abiemwense Rabiat Amadin ATTORNEY IN FACT

Deolindo Farid Chada by Abiemwense Rabiat Amadin
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 8th day of May, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Abiemwense Rabiat Amadin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deolindo Farid Chada acknowledged that such person executed the same as the free act and deed of Deolindo Farid Chada.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 380,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of May, 2025.

Notary Public

My Commission Expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/8/25.

Date

Affiant Signature

5/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of May, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029