When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-24438-RR

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION TWO HUNDRED THIRTY TWO THOUSAND AND 00/100 (1,232,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
AHMAD RABI (NAME)	**BANK OF AMERICA N.A.** (NAME)	**083 12 1C 001.00**
7715 F SAWYER BROWN ROAD NASHVILLE, TN 37221 (ADDRESS)	**4500 AMON CARTER BLVD. FORT WORTH, TX 76155** (ADDRESS)	

Karen Johnson Davidson County
Batch# 1297732 DEEDWARR
07/15/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,558.40
20250715-0055582

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of July, 2025, the undersigned, **MICHAEL J. SANTOWSKI AND MARY S. SANTOWSKI, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **AHMAD RABI, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2414 BARCLAY DRIVE, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2414 on the plan of 2414 BARCLAY DRIVE, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2414 Barclay Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220823-0095003, corrected by Affidavit of record in Instrument No. 20220829-0097087 and amended in Instrument No. 20220915-0102902, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Michael J. Santowski and Mary S. Santowski, husband and wife, by Warranty Deed from JGP Achiever Infill, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240213-0009904, in the Register's Office of Davidson County, Tennessee, dated February 12, 2024, and recorded on February 13, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of July, 2025.

GRANTOR: MICHAEL J. SANTOWSKI

STATE OF Florida)
COUNTY OF Lee)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MICHAEL J. SANTOWSKI**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence, by means of physical presence

WITNESS my hand, at office, on this 10th day of July, 2025.

Notary Public — My Commission Expires June 12, 2026

KAREN E NICHOLS
Notary Public - State of Florida
Commission # HH 267843
My Comm. Expires Jun 12, 2026
Bonded through National Notary Assn.

GRANTOR: MARY S. SANTOWSKI

STATE OF Florida)
COUNTY OF Lee)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARY S. SANTOWSKI**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence. By means of Physical Presence

KAREN E NICHOLS
Notary Public - State of Florida
Commission # HH 267843
My Comm. Expires Jun 12, 2026
Bonded through National Notary Assn.

WITNESS my hand, at office, on this 10th day of July, 2025.

Notary Public — My Commission Expires June 12, 2026

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/10/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/15/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July 2025

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

