Karen Johnson Davidson County
Batch# 1332035 DEEDWARR
10/08/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20251008-0080419

WARRANTY DEED

File No. BC-25-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 11.3.25

(AFFIX SEAL)

TAMMY L. CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sayf Thanawalla and Farid Thanawalla	Riverstone Bank	
(NAME) 2115 Yeaman Place, #420	(NAME) PO Box 1267	082-15-0A-086.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Scottsbluff, NE 69363-1267	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **KAMILLIA HALLOUN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAYF ADNAN FARID THANAWALLA, A SINGLE PERSON, AND FARID A. THANAWALLA, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 420 of 5th and Main Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 5th and Main Condominiums of record in Instrument Number 20060630-0078751, as amended at Instrument No. 20070104-0001656, Instrument No. 20070424- 0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827 and Instrument No. 20120409-0030284, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed.

Grantor also conveys herewith any interest they may have in parking space 204 and storage unit 4E.

Being the same property conveyed to Kamillia Halloun, unmarried by Warranty Deed from Brian Montgomery, unmarried of record in Instrument No. 20150625-0061010 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 25, 2015.

Being the same property conveyed to Kamillia Halloun, unmarried by Quitclaim Deed from Kamillia Halloun, unmarried of record in Instrument No. 20220822-0094569 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 22, 2022.

Grantor having since married and divorced pursuant to Docket No. 19D-2087, in the Third Circuit Court for Davidson County, Tennessee at Nashville. The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

This is property more commonly known as 2115 Yeaman Place, #420, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 7th day of October, 2025.

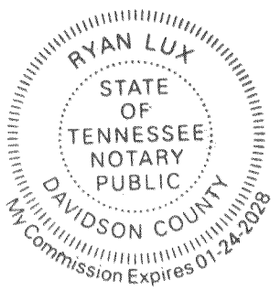
_____
Kamillia Halloun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally appeared Kamillia Halloun, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2025.

_____
Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 7 day of October, 2025.

Affiant Signature

Date 10.7.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

