WARRANTY DEED

Karen Johnson Davidson County
Batch# 240039 DEEDWARR
06/06/2019 02:03:22 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20190606-0054315

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sepideh Kohanim	Sepideh Kohanim	105 11 2B 00100CO
(NAME)	(NAME)	
421 A Moore Avenue	501 Magnolia Ct E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **David Lindahl, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sepideh Kohanim, a single person**, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 421 Moore Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170606-0056469 and amended in Instrument No. 20170626-0064192 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Alberta White by Warranty Deed from E. J. Boner and wife, Gladys V. Boner dated April 21, 1975 and recorded August 14, 1975 in Book 4941, Page 883, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ricky M. White, unmarried by Quitclaim Deed from Wilhelmina Gaines, Willie D. White, George Albert White, and Hershel Leroy Beaird dated October 09, 2009 and recorded November 04, 2009 as Instrument No. 20091104-0101961, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to David Lindahl by Warranty Deed from Ricky M. White, unmarried dated April 28, 2017 and recorded May 02, 2017 as Instrument No. 20170502-0043240, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-1904472SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-KH-19-4214

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐ 421 A Moore Avenue
This is improved ☒ property, known as ~~421 Moore Avenue, Unit A,~~ Nashville, TN 37203

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 our hands this 24th day of May, 2019

David Lindahl

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Sarasota

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Lindahl, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~28th~~ 24th of May, 2019. DRC

Notary Public

My Commission Expires: Nov 30th 2021

(SEAL)

DENNIS R. CAVALLO
MY COMMISSION # GG 164656
EXPIRES: November 30, 2021
Bonded Thru Notary Public Underwriters

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