Karen Johnson Davidson County
Batch# 338737 DEEDWARR
01/06/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20200106-0001326

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123669**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2019. Notary Public My Commission Expires: 8-27-2022

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires

WARRANTY DEED

Address New Owner: Michelle M. Jarnagin 7277 Charlotte Pike Unit 325 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114 08 0C 140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sepideh C Khansari, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle M. Jarnagin, single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 136, West Park, Phase 3, as shown on plat of record in Instrument No. 20060202-0012968, and as shown on Second Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sepideh C. Khansari, by Warranty Deed from Kyra M. Hood and Chandler W. Hood, married, of record in Instrument No. 20181130-0117247, in the Register's Office of Davidson County, Tennessee, dated November 29, 2018 and recorded on November 30, 2018.

Being the same property conveyed to Kyra M. Storm and Chandler W. Hood, by Warranty Deed from Nestor S. Ilagan and wife, Olivia D. Ilagan, of record in Instrument No. 20150821-0084718, in the Register's Office of Davidson County, Tennessee, dated August 14, 2015 and recorded on August 21, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Park, Phase 3, as recorded in Instrument No. 20060202-0012968.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat of West Park, as recorded in Instrument No. 20040624-0075136.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541, amended in Instrument Nos. 20041221-0151636 and 20050222-0018812 and supplemented in Instrument No. 20060202-0013378.

Easement for Overhang, recorded in Book 6301, Page 684.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20030530-0073233 and 20051123-0141922.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 7277 Charlotte Pike Unit 325 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2019.

_____
Sepideh C ~~K~~hansari

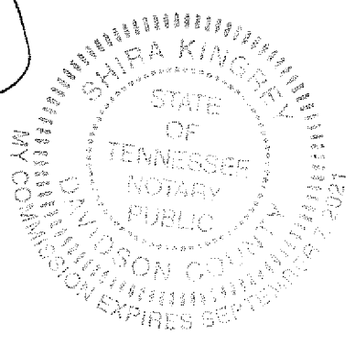
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sepideh C Khansari, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2019.

_____
Notary Public

My Commission Expires: _____



True Copy Certification

I, **Shelly Walling**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9-20-2021

