Karen Johnson Davidson County
Batch# 377635 DEEDWARR
03/26/2020 08:25:54 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70
20200326-0032690

WARRANTY DEED

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $291,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2020.

Notary Public

My commission expires: May 2, 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: Carla J. Simpson Webb Dardamanis Fotios Dardamanis	Send Tax Bills To:	Map-Parcel Numbers
	SAME	Map 103-01-0 Parcel 124.02
4111 Curve Road	4111 Curve Road	
Delaware, OH 43015	Delaware, OH 43015	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Patricia Kathleen Absar, unmarried

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Carla J. Simpson Webb Dardamanis and husband, Fotios Dardamanis

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 Lot. No. 2, Resubdivision of Lot No. 5, Jackson Place, as shown on a survey by James Jeffers, Jr., dated March 18, 1986, and being part of Lot No. 5 on the Plan of the Division of Jackson Place Property, of record in Book 1130, Page 59, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Howard Maxwell's easterly line, of record in Book 6250, Page 742, Register's Office for Davidson County, Tennessee; said point being 120 feet North of Maxwell's southeasterly most corner; thence North 09 degrees 36' 34" East 130.70 feet to an iron pin; thence South 85 degrees 14' 07" East 159.04 feet to an iron railroad spike in the center of a paved undedicated road, now known as Watts Terrace; thence along the road, South 09 degrees 48' 03" West 125.79 feet to an iron railroad spike; thence along Clyde and Verne Lee Staggs northerly property line, of record in Book 4228, Page 788, said Register's Office; North 87 degrees 00' 54" West 159.11 feet to the point of beginning.

Being the same property conveyed to Abu N. Absar, by Deed dated May 14, 2008 from Paula T. Shearon, unmarried, of record in Instrument No. 20080521-0052374, Register's Office for Davidson County, Tennessee. The said Abu N. Absar having quitclaimed to Abu N. Absar and Omar B. Absar, as joint tenants with right of survivorship, by Quitclaim Deed dated December 4, 2012, of record in Instrument No. 20121207-0112875, said Register's Office. The said Abu N.M.N. Absar and Patricia Kathleen Absar having since divorced. Patricia Kathleen Absar received Abu N. Absar's 50% interest in the property from a Final Decree of Divorce filed in Docket No. 19D-57, filed in the Fourth Circuit Court for Davidson County, Tennessee and recorded in Instrument No. 20191015-0105797, said Register's Office. Property vested in Patricia Kathleen Absar, a 50% interest and Omar B. Absar, a 50% interest. Property further conveyed to Patricia Kathleen Absar by Quitclaim Deed dated February 11, 2020 from Omar B. Absar, of record in Instrument No. 20200214-0016986, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1130, Page 59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6479, Page 115 and Book 6919, Page 87, Register's Office for Davidson County, Tennessee. (3) Easements as set out in Book 3400, Page 325, said Register's Office. (4) Bill No. 092-346, an ordinance on said property, of record in Metropolitan County Council. (5) Charter of Stonehouse Construction, LLC, of record in Instrument No. 20150807-0078910, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_x___) Unimproved (____) property, known as **1216 Watts Terrace, Nashville, TN 37209**

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 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/our hand(s) this 25th day of March, 2020.

Patricia Kathleen Absar

Patricia Kathleen Absar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia Kathleen Absar**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2020.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY