Karen Johnson Davidson County
Batch# 380564 DEEDWARR
04/01/2020 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $897.25
20200401-0035042

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6489

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

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

Notary Public
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney Mae Villhauer 231 Northcrest Commons Circle Nashville, TN 37211	New Owner	147-12-0A-231.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wilfer Investments, LLC, a Tennessee limited liability company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Courtney Mae Villhauer, unmarried woman,** hereinafter called the Grantee(s), his/her/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 No. 231 on the Plan of Northcrest Commons, a Horizontal Property Regime With Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20040615-0070835, 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 the same property conveyed to Wilfer Investments, LLC, a Tennessee Limited Liability Company, by deed from Farsheed Ferdowsi, of record in Instrument No. 20120828-0077209, Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 28, 2012. Also see Warranty Deed in Instrument No. 20120828-0077208. (Value or consideration shown in aforementioned deed $107,000.00.)

This is improved property located at: **231 Northcrest Commons Circle, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 25th day of March, 2020.

GRANTOR:

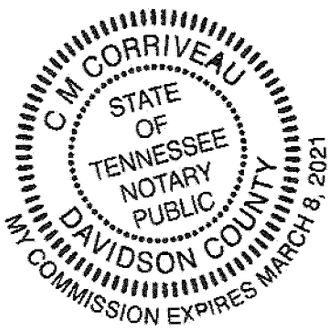
Wilfer Investments, LLC,
a Tennessee Limited Liability Company

By: _____
Farsheed Ferdowsi, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farsheed Ferdowsi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Wilfer Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of March, 2020.



_____
Notary Public
My Commission expires: 3/8/2021

202004010035042

True Copy Certification

I, Emily Prophet, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me Jennifer Harris, a notary public for this county and state, Emily Prophet who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9.20.20
Notary' Seal (if on paper)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford