WARRANTY DEED

Karen Johnson Davidson County
Batch# 440738 DEEDWARR
07/20/2020 12:01:01 PM 2 pgs
Fees: $13.00 Taxes: $786.25

20200720-0079342

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Naser Ravangard	F&M Bank	163-16-0D-030.00
(NAME)	(NAME)	
5901 Monroe Xing	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Lake Forest Homes, Inc., a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Naser Ravangard and Mona Khastar, husband and wife,** 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:

Unit/Lot Number 30, together with common areas, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Numbers 20180710-0066588 and 20180718-0069941, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lake Forest Homes, Inc., from NIR Homes, Inc. a Tennessee Corporation by Quitclaim Deed on March 10, 2020, of record in Instrument Number 20200423-0042637, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Numbers 20180710-0066588 and 20180718-0069941, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, and setback lines, if any, and all easements for public utilities.

Easement of record in Instrument Number 20120228-0012172, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5901 Monroe Xing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 16th day of July, 2020.

Lake Forest Homes, Inc.

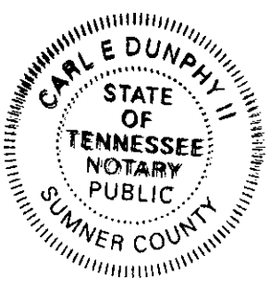
by: Tomer Minuskin, President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tomer Minuskin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Lake Forest Homes, Inc. and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 16th day of July, 2020.

Notary Public _____
My Commission Expires: 9-20-2022



File No.: 202006041