THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-985

Karen Johnson Davidson County
Batch# 444518 DEEDWARR
07/27/2020 03:29:03 PM 2 pgs
Fees: $13.00 Taxes: $591.63
20200727-0082309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($159,900.00) cash in hand paid, the receipt of which is hereby acknowledged, AVA NIAZI, AN UNMARRIED WOMAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto KIMBERLY M. ~~GAINS,~~ GAINES A SINGLE WOMAN, her successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

LAND in Davidson Tennessee, being Unit No. 209 on the plan of Huntington Ridge Townhouses, of record in ~~Instrument No. 20150803-0076714~~, Register's Office of Davidson County, Tennessee. Plat Book 4675, Page 9 and amended in Book 9700 Page 446

Being the same property conveyed to Ava Niazi, unmarried, by Warranty Deed from Dustin Schletzer by Christopher Schletzer, Attorney in Fact, unmarried, dated July 31, 2015 of record in Instrument Number 20150803-0076714, in the Register's Office of Davdison County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Huntington Ridge Drive.

2. Subject to all matters shown on Plat Book 4460, Page 67 and Plat Book 4675, Page 9, in the Register's Office of Davidson County, Tennessee.

3. Declarations of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, amended in Book 4889, Page 950, Second Amendment of record in Book 5394, Page 243 and Notice of Board Resolution Regarding Second Amendment to Declaration of record in Instrument Number 20110331-0024865, Amended and Restated By-Laws of record in Instrument Number 20080324-0029069 and amended in Instrument Number 20130724-0076332, in the Register's Office Davidson County, Tennessee.

4. Easement Agreement between Huntington Ridge Townhouse Homeowner's Association, Inc and Third National Bank in Nashville of record in Book 6396, Page 896, in the Register's Office of Davidson County, Tennessee.

5. Grant of Easement in favor of Comcast of Nashville, LLC, of record in Instrument Number 20140902-0079897, in the Register's Office of Davidson County, Tennessee.

6. Storm Water Detention Agreement in favor of The Metropolitan Government of Nashville and Davidson County, of record in Book 11345, Page 59, in the Register's Office of Davidson County, Tennessee.

7. Homeowner's Association of record in Book 4729, Page 682 and amendment to the charter of record in Book 4890, Page 84, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-TVA-20-448

land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of July, 2020.

AVA NIAZI

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 23rd day of July, 2020, before me personally appeared AVA NIAZI, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 23rd day of July, 2020.

NOTARY PUBLIC

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES: 02/27/2021
COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $159,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23rd day of July, 2020.

DANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-09-2024

NOTARY PUBLIC

My commission expires:_____

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Map & Parcel No: 161 A 209.00

ADDRESS OF NEW OWNERS
KIMBERLY M. GAINES
448 Huntington Ridge Dr
Nashville, TN 37211
SEND TAX BILLS TO:
new owner