PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 506194 DEEDWARR
10/30/2020 03:20:51 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201030-0127224

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61407
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joanne Elizabeth Rusie William Frederick Rusie Jr. 111 Ashlawn Court Nashville, TN 37215	F & M Bank 2021 Richard Jones road Suite 200 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131060G11100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Soraya R. Chamanian, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joanne Elizabeth Rusie and William Frederick Rusie Jr., husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 of Burton Hills Villages of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 978, amended in Book 6900, page 304, and as further shown on Exhibit "B" to the Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Soraya R. Chamanian by Warranty Deed from Donna Richardson, married, dated December 14, 2015 and recorded on January 11, 2016, of record in Inst. No. 20160111-0002902, in the amount of $260,000.00, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 978, amended in Book 6900, page 304, and as further shown on Exhibit "B" to the Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, amended in Book 6911, page 120 and Book 6778, page 536, said Register's Office; Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, page 239, said Register's office; Charter of Burton Hills Homeowners Association of record in Book 6517, page 505, amended in Book 6921, page 216, said Register's Office; Grant of Easement to Comcast of Nashville I, LLC, of record in Inst. NO. 20140902-0079895, said Register's Office.

This is improved property, known as 111 Ashlawn Court, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this OCT day of 26, 2020

Soraya R. Chamanian 10/26/20

Soraya R. Chamanian

State of _____

County of _____ See Attached

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared Soraya R. Chamanian, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Leigh Hicks
Affiant

Sworn and subscribed before me this 29th day of October, 2020.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

WELLS FARGO

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

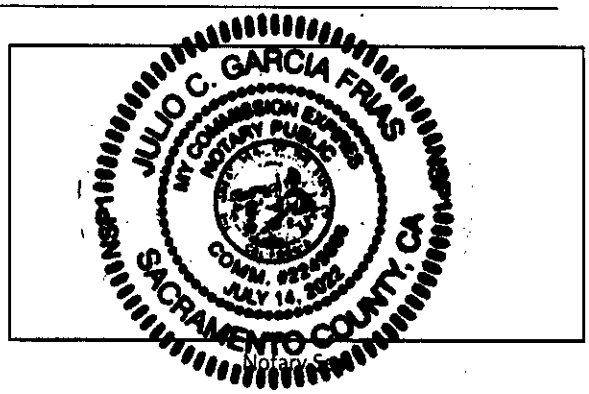
State of California

County of Sacramento

On 10/26/2020 before me, Julio C. Garcia Frias Notary Public (here insert name and title of the officer),

personally appeared Soraya Robabeh Chamanian

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 10/26/2020 Number of Pages 2

Signer(s) Other Than Named Above