WARRANTY DEED

Karen Johnson Davidson County
Batch# 508528 **DEEDWARR**
11/03/2020 03:28:22 PM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20201103-0128814

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Janet Johnston Fuchs Trust dated April 22, 2014	~~New Owner~~ Pinnacle Bank	131 05 0C 366.00
(NAME) 366 Ardsley Place	(NAME) 150 3rd Ave. S., Suite 1000	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Farzaneh Asadi Tari, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janet Johnston Fuchs, Trustee of The Janet Johnston Fuchs Trust dated April 22, 2014,** 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 Unit No. 366 on The Hillsborough Condominiums, of record on the site plan of record Boundary Plat Book 6250, Page 699, and as described in and more specifically shown on Exhibit "B" to the Master Deed in Book 6822, Page 721, both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with the undivided interest in the General and Limited Common Elements and all rights, privileges, and interest appurtenance thereunto belonging and as set forth in said Master Deed and Exhibits hereto.

Being the same property conveyed to Farzaneh Asadi Tari by Warranty Deed from Laura O. Turner, married of record in Instrument No. 20121113-0104503, in the Register's Office of Davidson County, Tennessee, dated October 29, 2012 and recorded on November 13, 2012.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 366 Ardsley Place, 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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand this 30th day of October, 2020.

Farzaneh Asadi Tari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the authorized undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Farzaneh Asadi Tari personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY