THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29915

Karen Johnson Davidson County
Batch# 580185 **DEEDWARR**
03/01/2021 10:29:57 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210301-0025234

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2021.

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milad C. Khansari	New Owner	MAP
4500 Post Road Unit A9		PARCEL 103-14-0A-009.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nadine F. Cummings, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Milad C. Khansari**

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 No. A-9, The Hillwood, Revised, a condominium horizontal property regime, as of record in plat Book 6250, Page 503 (which supercedes the plat at Book 5200, Page 43) Register's Office for said County, and as described in the Master Deed of record at Book 5280, Page 464, revised and mended at Book 5281, Page 357, Book 6553. Page 108 and Book 6612, Page 155, said Register's Office, all to which reference is hereby made for a complete description of said unit.

Being the same property conveyed to Bill T. Williams by Warranty deed from Robert F. Goodrich of record in Instrument No. 20130910-0095398 and Scrivener' s Affidavit recorded in Instrument No. 20140127-0007160, Register's Office for Davidson County, Tennessee, dated September 05, 2013 and recorded on September 10, 2013. (Value of consideration shown in aforementioned deed $160,000.00.)

Being the same property conveyed to Nadine F. Cummings, a single woman by Warranty Dee deed from Bill T. Williams of record in Instrument No. 20190117-0005017 Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on January 17, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4500 Post Road Unit A9, Nashville, TN 37205.**

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 hand( ) this the 26th day of February, 2021.

Nadine F. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nadine F. Cummings** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public