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BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 583370 DEEDWARR
03/03/2021 12:16:03 PM 2 pgs
Fees: $13.00 Taxes: $443.63

20210303-0027477

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMAD AZAMTARRAHIAN	Legends Bank	**103-02-0C-026.00-CO**
(NAME) **276 WHITE BRIDGE RD., UNIT 26**	(NAME) P.O. Box 1066	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM ALBERT CANNON, JR., A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMAD AZAMTARRAHIAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 26, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to William Albert Cannon, Jr., a married man, from Diane W. Gray, an unmarried woman, by deed dated July 31, 2020, of record in Instrument No. 20200804-0085790, said Register's Office.

This conveyance is subject to matters shown on the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549 and amended in Book 7541, Page 955; Charter of record in Book 7142, Page 904, Book 7584, Page 269, Book 7589, Page 847, Book 7589, Page 849; Restrictions of record in Book 3642, Page 417; Easements of record in Book 3840, Page 386, Book 3859, Page 859, Book 5894, Pages 97 and 101, and Book 5974, Page 755; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****This is not the principal residence of the grantor. ****

unimproved ( )
This is improved(**X**) property, known as **276 WHITE BRIDGE RD., UNIT 26, NASHVILLE, TN 37209**
(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 hand this 26 day of February, 2021.

WILLIAM ALBERT CANNON, JR.

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 **William Albert Cannon, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of February, 2021.

My commission expires: **May 2, 2022**



Notary Public