Karen Johnson Davidson County
Batch# 616465 DEEDWARR
04/16/2021 12:17:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210416-0051233

WARRANTY DEED	STATE OF TENNESSEE 2021-647 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00. (Affiant) Sworn to and subscribed before me this 16th of April, 2021. Notary Public My commission expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Bradley Zagnoev and Jennie Zagnoev, and Dudley M. Zagnoev, and Noreen Zagnoev	**SHELTER LENDING SERVICES, LLC**	
(NAME)	(NAME)	**104-09-0K-202.00CO**
105 Wentworth Avenue	**4000 W Brown Deer Rd, Ste. E**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Brown Deer, WI 53209**	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **A.D. Vakili, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennie Shepard Zagnoev and Bradley Phillip Zagnoev, wife and husband, and Dudley M. Zagnoev and Noreen Zagnoev, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 202, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of the Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended in Book 7902, page 113, and in Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master, as amended.

Being all the same property conveyed to Jessica Vakili, unmarried, and A. D. Vakili by deed dated March 17, 2014 from Estate of Barbara King Rice of record in Instrument No. 20140319-0022816, Register's Office for Davidson County, Tennessee. Subsequently, Jessica Vakili having conveyed her interest to A. D. Vakili by deed dated April, 3, 2020 of record in Instrument No. 2020008-0037084, Register's Office for Davidson County, Tennessee.

Lisa K. Vakili, spouse of the above-named **A.D. Vakili,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above-described property, especially her marital rights.

This is improved property also known as: 3818 West End Apt. 202, Nashville, TN 37205.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, (7) Taxes for the year 2021 and subsequent years, a lien not yet due and payable, (8) Subject to Restrictive Covenants contained in Deed of record in Book 6846, page 838, of record in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against

handicapped persons, (9) Subject to the provisions of the Tennessee Horizontal Property Act, as set forth in Tennessee Code Annotated Section 66-27-101, et. seq., as such may be amended from time to time (10) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-Laws of The Montclair contained in instruments of record Book 7332, page 380, as amended in Book 7902, page 113, Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (11) Reservation of property with easement of record in Book 6846, page 833 and Deed of Confirmation and Correction of record in Book 6881, page 926 and Book 7902, page 109, Register's Office for Davidson County, Tennessee, (12) Grant of Easement for encroachment of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2021.

A.D. Vakili (SEAL) Lisa K. Vakili (SEAL)

A.D. Vakili

Lisa K. Vakili

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of April, 2021, before me personally appeared A.D. Vakili and Lisa K. Vakili, 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, at office, this 15th day of April, 2021.

Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Certificate of Authenticity

I, LESLEY SMITH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Personally appeared before me, the undersigned, a notary public for this county and state, LESLEY SMITH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5/2/22
Notary's Seal

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022