Karen Johnson Davidson County
Batch# 641283 DEEDWARR
05/20/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210520-0068801

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 12th day of May, 2021.

NOTARY PUBLIC

My commission expires: 4/30/22

TIFFANY WHEELE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adam Ahmadi AND KATHLEEN J. HOLLERAN	NEW OWNERS	104-2-1-B-9.00CO
(NAME)	(NAME)	
3186 Parthenon Avenue	3186 PARTHENON AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	NASHVILLE, TN 37203	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stephen B. Schweidel, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Adam Ahmadi**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A AN UNMARRIED PERSON AND KATHLEEN J. HOLLERAN, AN UNMARRIED PERSON, AS TENANTS IN COMMON

Land in Davidson County, Tennessee, being Unit No. I, as set forth in the Master Declaration of Covenants, Conditions and Restrictions for Graymont Park Homeowners' Association, Inc., a horizontal Property Regime with Private Elements,. a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20050803-0090964, and amended by Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee, said Unit I also being shown as part of Exhibit "C to said Master Declaration, as amended.

Being the same property conveyed to Stephen B. Schweidel, married by Warranty Deed from Courtney Terrell Christian, married, dated September 9, 2016 in Instrument No. 20160914-0096572, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded in Instrument No. 20190422-0036288, correcting marital status to unmarried in the Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3186 Parthenon Avenue, Nashville, TN 37203.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of May, 2021.

Stephen B. Schweidel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen B. Schweidel, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024