Karen Johnson Davidson County
Batch# 657560 DEEDWARR
06/16/2021 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20210616-0080899

WARRANTY DEED

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF June, 2021.

Becky Elizabeth Burch
Notary Public

MY COMMISSION EXPIRES: 11-19-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Oertli	**New Owner**	
(NAME)	(NAME)	
5022 Hillsboro Pike, Apt. 18-L		31010D15700CP
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **Mina Kadivar, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Oertli and Jennifer Novotny, both unmarried,** 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. 157 on the Plan of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in Book 5211, Page 325, said Register's Office, all of which reference is hereby made. Said Unit is also known as Apartment No. 18L.

Being the same property conveyed to Mina Kadivar, unmarried, by virtue of that certain Quit Claim Deed dated June 13, 2018, and being of record at Instrument No. 20180614-0057105 in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Nader Kadivar, married and Mina Kadivar, unmarried, by virtue of Warranty Deed dated February 17, 2015 at Instrument No. 20150220-0014809 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5025 Hillsboro Pike Apt 18-L Nashville, TN 37215
(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 4th day of June, 2021.

Mina Kadivar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mina Kadivar**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of June, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON