Double click to edit

Karen Johnson Davidson County
Batch# 677617 DEEDWARR
07/15/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20210715-0095318

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3217328

Return to:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 835,000.00.

Affiant

Subscribed and sworn to me, this the 9th day of July, 2021

Notary Public

My commission expires: 2/19/21

Property Address: 183B Kenner Avenue Nashville, TN 37205	**Parcel ID:** 116-04-0I-003.00-CO
Property owner: Kristin Hess 183B Kenner Avenue Nashville, TN 37205	**Mail tax bills to:** The Huntington Bank 5555 Cleveland Ave Columbus, OH 43231

THIS INDENTURE is made effective the 9th day of July, 2021 by **Hedyeh Hashemi,** First Parties, for the purpose of conveying the premises described herein to Kristin Hess, unmarried, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit 183 B of The Plan of Kenner Estates, a Condominium with Private Elements, as shown on Exhibit "B" of Kenner Estates, of record in Instrument No. 20141124-0107631, and as amended In First Amendment of record Instrument No. 20150402-0029156, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hedyeh Hashemi by Warranty deed from Owasso Development, LLC, a Tennessee limited liability company of record in Instrument No. 20150724-0072689 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 24, 2015. (Value of consideration shown in aforementioned deed $542,000.00.) Being also known as 183-B Kenner Avenue 183B Nashville, Tennessee 37205.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record as Instrument Number 20130613-0060377; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141124-0107631 and amended in Instrument Number 20150402-0029156, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons and Subject to rights of others in and to the common areas and/or elements, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 21, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Hedyeh Hashemi

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Hedyeh Hashemi**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5th day of April, 20 21.

NOTARY PUBLIC

My Commission Expires: November 8, 2022

CARLOS EASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

his deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

I Lisa Allard, 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 on July 9, 2021.

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this July 9, 2021.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024