This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-12104-TC

Karen Johnson Davidson County
Batch# 701312 DEEDWARR
08/19/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20210819-0112457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this the 18 day of August, 2021.

Notary Public
My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shahram Shane Shariato and Melinda Nina Shariati 1400 Missoin St., #500 Santa Fa, CA 94103	CMG Financial Mortgage, Inc., 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	107-10-0A-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C & S Properties TN LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shahram Shane Shariati, unmarried and Melinda Nina Shariati, married,** 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 6, together with the appurtenant common elements of Glastonbury Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Glastonbury Townhomes, of record in Instrument No. 20190702-0064621; as amended in Instrument No. 20210310-0031620, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glastonbury Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to C & S Properties TN LLC, a Tennessee limited liability company by Warranty Deed from Spartan Real Estate Services, LLC, a Tennessee limited liability company, dated July 5, 2018, recorded July 12, 2018, of record in Instrument No. 20180712-0067679, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **450 Glastonbury Road, Unit 6, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2021.

GRANTOR:

C & S Properties TN, LLC,
a Tennessee limited liability company

By: _____
Seth Martin, Member

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 Seth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of C & S Properties TN, LLC, a Tennessee limited liability company, and that he is authorized by C & S Properties TN, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 5th day of August, 2021.

_____
Notary Public
My Commission expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/19/21.

Affiant Signature

Date: 8/19/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 19, 21.

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM