Prepared by:
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Karen Johnson Davidson County
Batch# 711227 DEEDWARR
09/08/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20210908-0119920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $391,000.00

Affiant

Subscribed and sworn to before me this 31st day of August, 2021.

Notary Public
My commission expires: 10-20-2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
THE GHOLMANSARAEI FAMILY TRUST 3116 Blackhawk Meadow Dr. Danville, CA 94506	Citi Bank 1000 Technology Drive O'Fallon, MO 63368	XXX-XX-XXXX 117-03-0H-32300CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas R. O'Malley and Lisa M. O'Malley, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Farhad A. Gholmansaraei and Shabnam A. Gharajehdaghi, Trustees of THE GHOLMANSARAEI FAMILY TRUST DATED OCTOBER 27, 2017** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 323, together with the appurtenant interest in the common elements of The Enclave at Hillsboro Village, a horizontal property regime established by Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Thomas R. O'Malley and wife, Lisa M. O'Malley by deed from William J. Ervin, unmarried of record in Instrument No. 20140519-0042884, Register's Office for Davidson County, Tennessee, and dated May 13, 2014.

This conveyance is made subject to the following:

1. All matters appearing on the plan of The Enclave at Hillsboro Village of record in Instrument No. 20051005-0119789 Register's Office for Davidson County, Tennessee.

2. Ingress and Egress Easement of record in Book 4544 Page 780, Book 4671 Page 512, Book 4749 Page 468, Book 4471 Page 856, and Book 6502 Page 162 Register's Office for Davidson County, Tennessee.

3. Storm water detention agreement of record in Instrument No. 20060406-0039476 Register's Office for Davidson County, Tennessee.

4. Charter of Incorporation of The Enclave at Hillsboro Village Condominium Association of record in Instrument No. 20050926-0115605 and re-recorded in Instrument No. 20050928-0116816 Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20051005-0119789 and amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052 Register's Office for Davidson County, Tennessee.

6. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20051005-0119789 and amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2600 Hillsboro Pike, 323, Nashville, TN 37212

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of August, 2021.

08/30/2021
04:39 PM CDT

Thomas R. O'Malley

08/30/2021
04:18 PM CDT

Lisa M. O'Malley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me by audio-video communication the undersigned, a Online Notary Public in and for said County and State the within named Thomas R. O'Malley and Lisa M. O'Malley the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 30th day of August, 2021

08/30/2021
04:44 PM CDT

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires February 12, 2023

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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 August 31, 2021

Signature 8/31/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of August, 2021

Notary's Signature

10.20.2024
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 10-20-2024