Karen Johnson Davidson County
Batch# 731786 DEEDWARR
10/08/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $303.40
20211008-0135387

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00.

Affiant

Subscribed and sworn before me this 4th day of October, 2021.

Notary Public

My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2022
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Stephanie Paha 2239 Lismore Drive Murfreesboro TN 37130	The same	147-03-0A-076-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jessica Paula Abtahi**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephanie Paha, a single woman, and Laura Lee Gilliland, a single woman, as joint tenants with rights of survivorship,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit No. E-10, on the plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104, page 725, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Gordon Baker and Julia Baker, husband and wife by Warranty deed from James S. Sweeney, Sr., an unmarried man of record in Instrument No. 20061120-0143452 Register's Office for Davidson County, Tennessee, dated November 15, 2006 and recorded on November 20, 2006.

Being the same property conveyed to Jessica Paula Abtahi by Warranty Deed from Gordon Baker and Julia Baker, husband and wife, dated 07/10/2020 and recorded 07/14/2020 in Instrument No. 20200714-0076870, Register's Office for Davidson County, Tennessee.

This is ☒ improved property known as 441 Harding Place, E10, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 02 day of October, 2021.

Jessica Paula Abtahi

STATE OF ~~TENNESSEE~~ Washington SP
COUNTY OF King

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jessica Paula Abtahi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 2 day of October, 2021.

Sam Phannachack
Notary

My commission expires: 12/16/2024

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 10-4-2021 (date of document).

Jami K. Averwater
Affiant Signature

10-4-2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4th day of October, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

202110080135387