This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-14045-TC

Karen Johnson Davidson County
Batch# 752182 DEEDWARR
11/09/2021 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20211109-0149749

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2021.

CYNTHIA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public
My Commission Expires: 3/1/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Ashcraft and Karin Albrecht 3204 Anderson Place Nashville, TN 37216	**New Owner**	072-06-1D-002.00CO

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, we, **Christina Munoz AKA Cristina Munoz and Nasser A. Niknejad, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Ashcraft and Karin Albrecht, joint tenants,** 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 2B of the 3204 Anderson PL - Lot 2 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 3204 Anderson PL - Lot 2 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument No. 20160406-0033123, in the Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 3204 Anderson PL - Lot 2 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) as shown on Exhibit "A" to the Declaration of record in Instrument No. 20160406-0033123, in the Register' s Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Christina Munoz and Nasser Antonio Niknejad, wife and husband, by deed from Dan Zumwalt, unmarried, of record in Instrument No. 20170503-0043866, Register's Office for Davidson County, Tennessee, dated May 1, 2017 and recorded on May 3, 2017. Christina Munoz also being known as Cristina Munoz.

This is improved property located at: **3204 Anderson Place, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 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 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. 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 29th day of October, 2021.

GRANTOR:

Christina Munoz AKA Cristina Munoz

Nasser A. Niknejad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Munoz AKA Cristina Munoz and Nasser A. Niknejad, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of October, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202111090149749

Original Certification

I, Kelly Greene Elrod, do hereby make this 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 November 1, 2021.

11/01/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on November 1, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

11/01/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

CYNTHIA ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY