Karen Johnson Davidson County
Batch# 763613 DEEDWARR
12/01/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20211201-0158382

5077

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

File #21-1906B-V

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Nowlen Family Trust UAD April 18, 2002 dated April 18, 2002** | New Owner | |
| (NAME) 903 Beech Street | (NAME) | **105-10-0Q-002.00-CO** |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REJA FERDOWSI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT D. NOWLEN AND TERRI L. NOWLEN, TRUSTEES OF NOWLEN FAMILY TRUST UAD APRIL 18, 2002 DATED APRIL 18, 2002, AS TENANTS BY THE ENTIRETY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1906 Beech Avenue Townhomes of record as Instrument No. 20161221-0134497 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Fair Lane Properties, LLC, A Tennessee Limited Liability Company by Warranty deed from Alana Hamilton, unmarried and Gloria D. E. Davis, married of record in Instrument No. 20151103-0111997 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015.

Further being a portion of the property conveyed to Reja Ferdowsi by Quitclaim Deed of even date herein, recorded simultaneously herewith at Instrument Number 20211122-0154585, said Register's Office.

This is not now nor ever has been marital property or the primary residence of the grantor herein.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent year.
* Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20161221-0134497, Register's Office for Davidson County, Tennessee
* Charter for 1906 Beech Avenue Townhomes Homeowners Association of record in Instrument Number 20170111-0003202, in the Register's Office for Davidson County, Tennessee.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1906 B Beech Avenue, Nashville, TN 37203**.

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; and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th day of November, 2021.

Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2021, before me personally appeared Reja Ferdowsi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 15 day of Nov, 2021.

Ernest D. Bennett III 11-15-2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 15 day of Nov, 2021

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023