Karen Johnson Davidson County
Batch# 768715 DEEDWARR
12/07/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211207-0161748

Name and Address of New Owner:
Taras Thronson
934 Governors Court, #112
Nashville, TN 37013

Send Tax Bills To:
same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181 05 0A 112.00

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, **Trent Fowler and Alexis N. Janbakhsh, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Taras Thronson,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 112 AS SPECIFIED ON THE PLAT SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ON THE PLAN OF MILL RIDGE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT, A HORIZONTAL PROPERTY REGIME, 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 MILL RIDGE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20180222-0017118, 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 DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS. REFERENCE IS HEREBY MADE TO THE PLAN OF MILL RIDGE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "D" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20180222-0017118, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to Trent Fowler, single and Alexis N Janbakhsh, single, as joint tenants with right of survivorship by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20190925-0097296 in the Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on September 25, 2019.

Being also known as 934 Governors Court, Antioch, TN 37013/ Parcel No. 181 05 0A 112.00

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 2nd day of December, 2021.

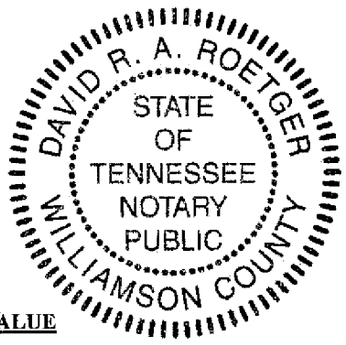
_____(SEAL)
Trent Fowler

_____(SEAL)
Alexis N. Janbakhsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2021, before me personally appeared Trent Fowler and Alexis N. Janbakhsh, 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 this 2nd day of December, 2021.



_____
Notary Signature
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

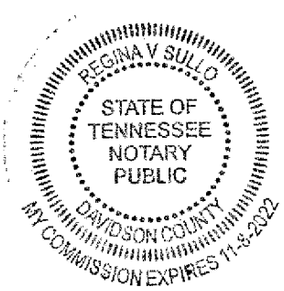
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of December, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3785



Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 12-02-21 (date of document).

Affiant Signature

12/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of Dec, 2021.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25