Karen Johnson Davidson County
Batch# 770228 **DEEDWARR**
12/08/2021 11:13:56 AM 2 pgs
Fees: $13.00 Taxes: $1,809.30

20211208-0162769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-23-2023
(AFFIX SEAL)

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs, Smyrna, TN 37167

File No.: 1019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stephanie Paha	CMG Mortgage INC. dba CMG Financial	081-02-0O-001.00-CO
(NAME)	(NAME)	
2205 A 24th Ave N	3160 Crow Canyon Rd. Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Sam Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty-Nine Thousand And No/100 Dollars ($489,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUMMIT PROPERTIES ELITE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE PAHA, UNMARRIED,** 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 Units 1, of 2205 24th Ave. North Cottages, A Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160818-0086616, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Said property was previously known as Lots 13 and 14, Beck Springs Addition, of record in Plat Book 332, page 81, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Summit Properties Elite, LLC, a Tennessee limited liability company by Warranty deed from John Rahimi, a married man, and Rahim Rahimi, a married man of record in Instrument No. 20190905-0089781 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019

unimproved ☐
This is improved ☒ property, known as 2205 A 24th Ave N, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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. 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 our hands this 1st day of December, 2021.

Summit Properties Elite, LLC, a Tennessee limited liability company

BY: _____
W. Dillon Woods

State of Tennessee

County of Rutherford

Before me, a Notary Public of the state and county mentioned, personally appeared W. Dillon Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Attorney for Summit Elite Properties, LLC, the within named bargainor, a corporation, and that such Attorney as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as W. Dillon Woods.

Witness my hand, at office, this 1st day of December 2021.

_____
Ruth Foran

My commision expires: _____

RUTH M. FORAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023