(1)

Karen Johnson Davidson County
Batch# 781008 DEEDWARR
12/29/2021 10:03:40 AM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20211229-0171055

39-B
File #21-1784

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jake Piva and Kelsie Piva, formerly known as Kelsie Brennan, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alyssa Michelle Ait Taleb and Ali Ait Taleb, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 540, on the Plan of Bradford Hills, Section Thirteen, as shown on plat of record in Plat Book 7900, page 6, as amended in Book 7900, page 661, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jake Piva, A Single Man, and Kelsie Brennan, A Single Woman, as Joint Tenants with Rights of Survivorship by Warranty deed from Bettie Tavakoli, Unmarried of record in Instrument No. 20170425-0040457 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 25, 2017. Jake Piva and Kelsie Piva, formerly known as Kelsie Brennan, are now married.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 3444 Cobble Street, Nashville, TN 37211.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Alyssa Michelle Ait Taleb**
**3444 Cobble Street**
**Nashville, TN 37211**

**RESPONSIBLE FOR TAX PAYMENT**

New Owner

**TAX MAP-PARCEL #:**
**172-12-0B-325.00**

**WITNESS THE EXECUTION HEREOF** this 28th day of December, 2021.

**Jake Piva**

**Kelsie Piva**

**State of Tennessee )**
**County of Davidson )**

On this 28th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jake Piva and Kelsie Piva, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 422,000.00**

Affiant

Sworn and subscribed before me on this the 28th day of December, 2021.

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022