Karen Johnson Davidson County
Batch# 804354 DEEDWARR
02/11/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220211-0016120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

JM-FCR-21-415-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mehrdad Taeidkashani	**NEW OWNER**	
(NAME)	(NAME)	**103-08-0B-415.00-CO**
415 Sloan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **TOP OF THE HILL ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEHRDAD TAEIDKASHANI, A MARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 415 "Building C" of Parklane Condominiums, Phase IV, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the horizontal property regime of Parklane Condominiums, Phase IV, of record in Book 7646, Page 264, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being the same property conveyed to Top of the Hill Enterprises, LLC by Warranty deed from Cheryl Lockert White, married of record in Instrument No. 20210826-0115267 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on August 26, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase I of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto at Book 7376, Page 580, and as made applicable to Phase IV in Book 7646, page 264, Register's Office for Davidson County, Tennessee.
- Charter for Parklane Condominiums HOA of record in Book 7710, Page 305 and Book 7895, Page 173, in the Register's Office for Davidson County, Tennessee.
- Plan of Parklane Condominiums, Phase IV, attached as Exhibit "B" to the Master Deed of record in Plat Book 7646, Page 264, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160301-0019394, 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 **improved** property known as: **415 Sloan Road, Nashville, Tennessee 37209**.

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 28th DAY OF JANUARY, 2022.

Top of the Hill Enterprises, LLC

BY: _____
William Reilly
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM REILLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of TOP OF THE HILL ENTERPRISES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/28/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

1/28/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of January, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

