WARRANTY DEED

Karen Johnson Davidson County
Batch# 836263 DEEDWARR
04/08/2022 08:15:41 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20220408-0040785

O-AD-22-6666-307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
01/03/2023
DAVIDSON COUNTY

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)
Aaron Courtland Martin and Mariam Moshiri	new owners	
(NAME)	(NAME)	
6666 Brookmont Terrace Unit 307		**129-14-0A-024.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JOEL MILNAR TASSIN AND JEFFREY MICHAEL TASSIN AND HERBERT TASSIN, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON COURTLAND MARTIN AND MARIAM MOSHIRI, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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, Tennesse, being Unit 307 on the Plan of Wessex Towers Condominium Apartments, of record in plat Book 5200, Pages 142 and 143, as established under Master Deed of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more description thereof.

Being the same property conveyed to Donna W. Tassin, unmarried, by Warranty Deed from 6666 Brookmont Terrace, Unit 307 Living Trust with Robert Lenter and Francine Lenter as Co-Trustees, of record in Instrument No. 20151022-0107595 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 22, 2015. Said Donna W. Tassin having died intestate on May 28, 2021, her interest in said property vesting in her hiers at law, Herbert Tassin, III, Joel Milnar Tassin and Jeffrey Michael Tassin, per Affidavit of Heirships of record In Instrument Number 20220408-0010783 and 20220408-0040784. Herbert Tassin having been appointed Administrator of the Estate of Donna Rae Tassin in Case No. 21P1669, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 142 and 143, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5414, Page 634, amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument No. 20080624-0065008 and Appointment of Successor Trustee recorded in Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for HOA of record in Book 5412, Page 451, in the Register's Office for Davidson County, Tennessee.
- Lease between Chasetel Real Estate Holding Company Inc. and Wessex Towers Homeowners Assn. of record in Instrument Number 20000525-0052237, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Building and Rooftop Lease Agreemen of record in Instrument Number 20151006-0101536, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20011127-0129399, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 10454, Page 553, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20171127-0120861, in the Register's Office for Davidson County, Tennessee.
- Memorandum Summarizing Contract Restricting use and sale of real Property of record in Instrument Number 20081112-0111867, in the Register's Office for Davidson County, Tennessee.
- Right-of-way Easement granted to Comcast of Nashville I, LC as contained of record in Instrument Number 20171127-0120861, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6666 Brookmont Terrace Unit 307, Nashville, Tennessee 37205**.

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 1 DAY OF APRIL, 2022.

Joel Milnar Tassin

Jeffrey Michael Tassin by his attorney in fact

Jeffrey Michael Tassin by his attorney in fact, Joel Milnar Tassin

Herbert Tassin, III, Individually

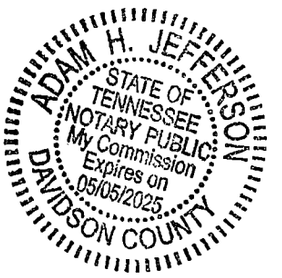
Herbert Tassin, III, Administrator of the Estate of Donna Tassin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL MILNAR TASSIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2022.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL MILNAR TASSIN , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY MICHAEL TASSIN, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY MICHAEL TASSIN.

Witness my hand and official seal, this the 1st of April, 2022.

Witness my hand and official seal, this the 1st of April, 2022.

Notary Public
My Commission Expires:
(SEAL)

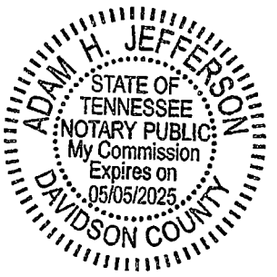


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT TASSIN, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2022.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT TASSIN, III, who acknowledged himself to the be the the ADMINISTRATOR OF THE ESTATE OF DONNA RAE TASSIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and that he is the Administrator of the Estate of Donna Rae Tassin and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of April, 2022.

Notary Public
My Commission Expires:
(SEAL)



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