THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 866857 DEEDWARR
06/03/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220603-0064018

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Milad Baradaran Ghahfarokhi 1101 18th Avenue South, 204 Nashville, TN 37212	Owner	104-04-0E-204.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Chenyue Wang**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Milad Baradaran Ghahfarokhi, an unmarried man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 204, on the Plan of 1101 Eighteenth Avenue, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20060807-0096688; and re-recorded in Instrument No. 20060817-0101760, amended at Instrument No. 20090624-0058837, Register's Office for said County together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1101 Eighteenth Avenue as shown on Exhibit "E" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Parking Space Number 9 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with the transfer of this unit.

Being the same property conveyed to Chenyue Wang by Warranty Deed from Christopher B. Crook, unmarried of record in Instrument number 20161121-0122511, dated November 11, 2016 and recorded on November 21, 2016, Register's office for said County.

This property commonly known as 1101 18th Avenue South, 204, Nashville, TN 37212
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 17 **day of May, 2022:**

Chenyue Wang

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chenyue Wang,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of May, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$585,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13th DAY OFMay, 2022:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 5/17/22 (date of document).

Date: 5/18/22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 18th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY