WARRANTY DEED

Karen Johnson Davidson County
Batch# 869506 **DEEDWARR**
06/10/2022 11:15:40 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20220610-0066347

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-JD-22-110-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-25

(AFFIX SEAL)

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)
Farhad Davachi	**New Owner**	
(NAME)	(NAME)	**103-02-3F-006.00-CO**
363 Jones Parkway		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JEFFREY DAVIDSON AND WIFE, GILLIAN DAVIDSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARHAD DAVACHI AND WIFE, MEHRNOOSH DAVACHI,** 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, Tennessee, being Unit No. 6, on the Plan of Oceola Park Townhouse Planned Unit Development, of record in Instrument No. 20190813-0080796 and, as First Amended in Instrument No. 20200325-0032605 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Neil Davidson and Gillian Patrice Davidson by deed from Oceola Park, LLC, a Florida Limited Liability Company of record in Instrument No. 20210310-0031825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, 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 Instrument Number 20190813-0080796 and, as First Amended in Instrument No. 20200325-0032605, 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
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190430-0040057, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sidewalk Easement of record in Instrument Number 20180226-0017944, 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: **110 Oceola Ave., #6, 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 6th DAY OF JUNE, 2022.

Jeffrey Davidson

Gillian Davidson

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY DAVIDSON, 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 6th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

DOUGLAS HILLER
MY COMMISSION # HH 108307
EXPIRES: April 23, 2025
Bonded Thru Notary Public Underwriters

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILLIAN DAVIDSON, 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 6th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

DOUGLAS HILLER
MY COMMISSION # HH 108307
EXPIRES: April 23, 2025
Bonded Thru Notary Public Underwriters

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