THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4832-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2022. Notary Public MY COMMISSION EXPIRES: 1-11-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 880447 DEEDWARR
06/29/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220629-0074982

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Moubarak	Same	
916 B Fairwin Avenue		072-09-0B-002.00-CO
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mele T. Rehder n/k/a Mele T. Rehder Brown and husband, Skyler Brown a/k/a Skyler Bernard Brown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Moubarak, single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2 of The Plan of 916 Fairwin Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 916 Fairwin Avenue Townhomes of record in Instrument No. 20130227- 0019627, First Amendment to Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130304-0021474, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mele T. Rehder and husband, Skyler Brown by Warranty deed from Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Land Trust of record in Instrument No. 20130828-0090680 Register's Office for Davidson County, Tennessee, dated August 16, 2013 and recorded on August 28, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **916 B Fairwin Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 16 day of June, 2022.

Mele T. Rehder

Skyler Bernard Brown

STATE OF WA
COUNTY OF King

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

Witness my hand and official seal this the 16th day of June, 2022.

My Commission expires: 03/27/2023

Tatyana N Ulyanchuk
Notary Public

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2023

STATE OF WA
COUNTY OF King

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

Witness my hand and official seal this the 16th day of June, 2022.

My Commission expires: 03/27/2023

Tatyana N Ulyanchuk
Notary Public

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2023

True Copy Certification

I, **Diane March,** 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 this the 17th day of June, 2022.

Affiant Signature
Date 06/17/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024