This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18527-?

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18527-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2022.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 918079 DEEDWARR
09/16/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220916-0103700

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Frank Wing<br>2022 Rosemary Lane<br>Nashville, TN 37210 | Bison State Bank<br>9201 Ward Parkway, Ste 210, Kansas City, MO, 64114 | 106-13-3L-001.00-CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shawyon Nazemi, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Frank Wing Jr., Single**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes At 2024 Rosemary Lane, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210805-0105771, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 2024 Rosemary Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210805-0105771, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Shawyon Nazemi by Warranty deed from Robert Sherman Oelze, an unmarried man of record in Instrument No. 20210518-0066633 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.

Note: Affidavit of Scrivener's Error recorded in Instrument Number 20210804-0104624 on August 04, 2021.

This is improved or property located at: **2022 Rosemary Lane, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of September, 2022.

GRANTOR:

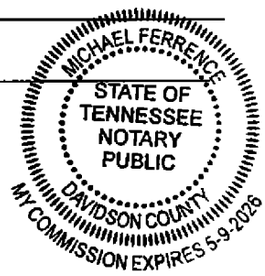
Shawyon Nazemi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawyon Nazemi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2022.

Notary Public
My Commission expires:



## Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 9/15/22 MF

Affiant Signature

9/16/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of September, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

