Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14619

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

File #22-PA-3116-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 948737 DEEDWARR
12/07/2022 10:05:39 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20221207-0127528

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Roxana Yavari, Lily Rabiei, and Abbas Yavari	**New Owner**	
(NAME)	(NAME)	**104-02-3O-011.00-CO**
3116 West End Circle Unit 210		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **WILLIAM G. STEVENSON AND LYNNE WARNER STEVENSON, CO-TRUSTEES OF THE STEVENSON COMMUNITY PROPERTY TRUST U/A DATED APRIL 16, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABBAS YAVARI AND LILY RABIEI, HUSBAND AND WIFE AND ROXANNA YAVARI, SINGLE, AS JOINT TENANTS 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:

Being certain condominium units located in Davidson County, Tennessee, being known and designated as Unit No. 2-1 of 3116 West End Circle Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 3116 West End Circle Condominium of record in Instrument No. 20170707-0068634, as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit(s) being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to William G. Stevenson and Lynne Stevenson, husband and wife, by Special Warranty Deed from WEC Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20190530-0051541, and Scrivener's Affidavit recorded in Instrument No. 20190703-0065364, and Instrument No. 20190724-0072855, Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 30, 2019. (Value of consideration shown in aforementioned deed $399,900.00.)

Being the same property conveyed to William G. Stevenson and Lynne Warner Stevenson, Co-Trustees of the Stevenson Community Property Trust U/A dated April 16, 2020 by Quitclaim Deed from William G. Stevenson and Lynne Warner Stevenson, husband and wife, of record in Instrument No. 20200504-0046535, Register's Office for Davidson County, Tennessee, dated April 16, 2020 and recorded on May 04, 2020.

This conveyance is subject to:
*Taxes for the year 2022, a lien due and payable, but not delinquent.
*Subject to all matters shown on the Plan of record in Plat Book 421, Page(s) 82 and 83, 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 No. 20170707-0068634, as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954, 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 No. 20150915-0093596, 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.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3116 West End Circle, Unit 210, Nashville, TN 37203**

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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 2nd day of December, 2022.

The Stevenson Community Property Trust U/A dated April 16, 2020

By: _____
William G. Stevenson, Trustee

By: _____
Lynne Warner Stevenson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public in and for the state and county aforementioned, William G. Stevenson and Lynne Warner Stevenson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of the Stevenson Community Property Trust u/a dated April 16, 2020 and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as its Trustees.

Witness my hand, at office, this 2nd day of December, 2022.

_____
Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204