Karen Johnson Davidson County
Batch# 952809 DEEDWARR
12/19/2022 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20221219-0130671

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19680-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $679,900.00.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2022.

Notary Public
My Commission Expires: 10/02/23

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tiffany Crescentini 1814 12th Avenue North Nashville, TN 37208	~~New Owner~~ Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	081 07 4A 002.01

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ali Shahosseini, Trustee of The Zabihollah Shahhosseini Living Trust dated November 24, 2020**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tiffany Crescentini, unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1812 12th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument Number 20211105-0147897, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020, by Warranty Deed from JDM Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210301-0025603, in the Register's Office of Davidson County, Tennessee, dated February 24, 2021 and recorded on March 01, 2021.

This is improved property located at: **1814 12th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2022.

GRANTOR:

The Zabihollah Shahhosseini Living Trust dated November 24, 2020

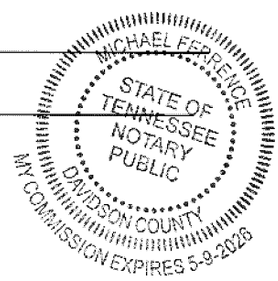
By: _____
Ali Shahosseini, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, Trustee of The Zabihollah Shahhosseini Living Trust dated November 24, 2020, the within named bargainor, 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 16th day of December, 2022.

_____
Notary Public
My Commission expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 19, 2022 (date of document).

Affiant Signature

December 19, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023