Karen Johnson Davidson County
Batch# 962259 DEEDWARR
01/18/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230118-0004158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/24/26
(AFFIX SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-24-2026
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sonia Rahimi	Sonia Rahimi	Parcel ID: 117 07 0C 109.00
(NAME) 109 Hampton Place	(NAME) 109 Hampton Place	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Annette Vannilam and Robin Thomas Vannilam, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sonia Rahimi, an unmarried 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:

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. 109 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, Page 421, Register's Office for said County, to which plan reference is made for complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed of record in Book 5891, page 897, said Register's Office.

Being the same property conveyed to Theodore Lawrence O'Neal from Donnette Laurelie Hall by Warranty Deed dated November 23, 1999 and recorded on November 29, 1999 in Book 11757, Page 714, Register's Office for Davidson County, Tennessee. The said Theodore Lawrence O'Neal having died intestate and unmarried on August 31, 2021, leaving his children, Jill Coon, Cathleen Eagle and Jennifer Morris as his heirs-at-law, as evidence by Affidavits of Heirship of record as Instrument No. 20211012-0137079 and Instrument No. 20221012-0137080 both filed in October 12, 2021; Instrument No. 20220311-0028728 and Instrument No. 20220311-0028729, both filed March 11, 2022.

Further being the same property conveyed to Annette Vannilam and Robin Thomas Vannilam, wife and husband from Jill O'Neal Coon, married, Cathleen O'Neal Eagle, married and Jennifer O'Neal Morris, married, being the Heirs-at-Law of Theodore Lawrence O'Neal, deceased by Warranty Deed dated March 9, 2022 and recorded on March 11, 2022 in Instrument No. 20220311-0028732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 109 Hampton Place, Nashville, TN 37215

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 3rd day of January, 2023

Annette Vannilam

Robin Thomas Vannilam

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Annette Vannilam and Robin Thomas Vannilam, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2023.

Notary Public

My Commission Expires: 2/24/2026

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **January 3, 2023**.

Date

Tonya Loftin
Affiant Signature

January 18, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of January, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)