This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20133-MF

Karen Johnson Davidson County
Batch# 968266 DEEDWARR
02/07/2023 09:50:24 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20230207-0008767

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 833
Nashville TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $284,900.00.

* Bita Khastar
Affiant

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Subscribed and sworn to before me, this the 6th day of February, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bita Khastar and Nasir Ravangard 5888 Monroe Crossing Nashville, TN 37013	PRIMIS 1133 Ocean Ave IDP 214 Lakewood, NJ 08701	163 16 0D 021.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brittany Winding, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bita Khastar and Nasir Ravangard, both unmarried, as joint tenants with right of survivorship**, 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/Lot 21 of Centerview at Provincetown, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Centerview at Provincetown, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941 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.

Being the same property conveyed to Brittany Winding, a single woman, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation, of record in Instrument No. 20200316-0028741, in the Register's Office of Davidson County, Tennessee, dated March 09, 2020 and recorded on March 16, 2020.

This is improved property located at: **5888 Monroe Crossing, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 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 her prorated share thereof to the Grantees 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 6th day of February, 2023.

GRANTOR:

Brittany Winding

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brittany Winding, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2023.

Notary Public
My Commission expires: _____

