WARRANTY DEED

Karen Johnson Davidson County
Batch# 973268 DEEDWARR
02/22/2023 12:34:42 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00

20230222-0012549

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00.

Affiant

Subscribed and sworn to me on Feb. 22, 2023.

NOTARY PUBLIC

My Commission Expires: 4-19-2023

APRIL N BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36194

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Shayda Oftadeh and Amir Hussein Oftadeh 6013 Pennsylvania Avenue, Unit A Nashville, TN 37209	NEW OWNER	091-02-4U-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Taylor Thompson Becker and Michael Becker, wife and husband**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Shayda Oftadeh, an unmarried woman, and Amir Hussein Oftadeh, an unmarried man**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being certain private element unit(s) situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements, of The Homes at 6013 Pennsylvania Avenue, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 6013 Pennsylvania Avenue, a horizontal property regime with private elements, of record in Instrument No. 20190320-0025475, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit(s) being depicted on the site plan of Horizontal Property Regime of 6013 Pennsylvania Avenue, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 6013 Pennsylvania Avenue provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as

exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being the same property conveyed to Hamidreza Parsa by Warranty deed from Russell Day and wife, Betty Jean Day of record in Instrument No. 20181228-0125789, Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 28, 2018.

Also being the same property conveyed to Taylor Thompson Becker and Michael Becker, wife and husband by Warranty deed from Hamidreza Parsa, a married man of record in Instrument No. 20200616-0062284, Register's Office for Davidson County, Tennessee, dated June 08, 2020 and recorded on June 16, 2020.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. All matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190320-0025475, Register's Office for Davidson County, Tennessee.
4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
5. The rights of others in and to the common areas and/or elements.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

6013 Pennsylvania Avenue, Unit A, Nashville, TN 37209

(House Number) (Street) (City or Town) (State) (Zip)

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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 17th day of February, 2023.

Taylor Thompson Becker

Michael Becker

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Taylor Thompson Becker and Michael Becker, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on February 17th, 2023.

NOTARY PUBLIC

My Commission Expires: March 7 2023

