THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-5659-WE	COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00. Kelly Barfield Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2023 Notary Public MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 984186 DEEDWARR
03/23/2023 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230323-0021166

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Didem Toker	New Owner	
6680 Charlotte Pike J-1		102-07-0A-053.00-CO
Nashville, TN 37209-4229		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Miriam Paramore, single**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Didem Toker, unmarried**

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 No. J1 of The Avenue Nashville West, Inc., formerly known as West Meade Condominium, created under Title 66, Chapter 27, Sections 101, et seq., Tennessee Code Annotated, and as established by Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, and Book 7333, Pages 415 and 418, Appointment of Substitute Trustees in Instrument No. 20120307-0020068, Amendment in Instrument No. 20120724-0065040, and as corrected in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, Page 430 in the said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Breen and Hannah R. Paramore, husband and wife by Warranty deed from Southern Rental Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170508-0045616 Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 08, 2017.

Being the same property conveyed to Miriam Paramore by Warranty deed from William J. Breen and Hannah R. Breen, husband and wife of record in Instrument No. 20210125-0010489, Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6680 Charlotte Pike J-1, Nashville, TN 37209-4229**

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 the 21 day of March, 2023.

Miriam Paramore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Miriam Paramore,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of March, 2023.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 3/21/2023.

Affiant Signature

3/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/23/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON