Karen Johnson Davidson County
Batch# 1004248 DEEDWARR
05/17/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20230517-0036894

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-14807-2023

WARRANTY DEED

OFFICIAL STAMP
TERESA KAY STOUT
NOTARY PUBLIC-OREGON
COMMISSION NO. 1032117
MY COMMISSION EXPIRES JANUARY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Allison Marie Ruari
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May 2023

Teresa K Stout
NOTARY PUBLIC

My commission expires: 01/03/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonia Rahimi 210 Old Hickory Blvd #75 Nashville, TN 37221	Same address as new owner	142-04-0A-075-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($215,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALLISON MARIE RUARI AND JARED HILLARY RUARI, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SONIA RAHIMI, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 75 of Belle Forest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, and as amended in Book 6896, Page 144, 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 said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Allison Marie Ruari and Jared Hillary Ruari, wife and husband, from Janet Deborah Rice, unmarried, by Warranty Deed dated November 14, 2018 and recorded December 10, 2018 in Instrument #20181210-0119856, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___✓improved property, known as: 210 Old Hickory Boulevard, #75, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of May, 2023

GRANTOR(S)

Jared Hillary Ruari

Jared Hillary Ruari

Allison Marie Ruari

Allison Marie Ruari

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF LINN

Personally appeared before me, a Notary Public, Allison Marie Ruari and Jared Hillary Ruari, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of MAY, 2023.

OFFICIAL STAMP
TERESA KAY STOUT
NOTARY PUBLIC-OREGON
COMMISSION NO. 1032117
MY COMMISSION EXPIRES JANUARY 03, 2027

Teresa K Stout

Notary Public

TERESA K. STOUT

Printed Notary Name

My commission expires: 01/03/2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/10/23 (date of document).

Jennifer L. Pennell

5/17/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

