Karen Johnson Davidson County
Batch# 1005235 DEEDWARR
05/19/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20230519-0037606

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444396**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2023. Notary Public My Commission Expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

WARRANTY DEED

Address New Owner: Vahid Bahman and Ulduz Charoshi Boyaki 913 Patio Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-03-0A-050.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie Langford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vahid Bahman and Ulduz Charoshi Boyaki, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, Unit 50, as shown on the map entitled Patio Villa Phase Two, Section Three, Condominium Site Plan, of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARIE LANGFORD, by deed from ANTHONY C. HAGER, of record in Instrument No. 20140807-0071249 , dated August 4, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 108-03-0A-050.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 495, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5970, page 829 and re-recorded in Book 6014, page 978 and amended in Book 6406, page 799, said Register's Office.

Patio Villa Rules and Regulations of record in Book 7266, page 827, said Register's Office.

This is improved property located at 913 Patio Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of May, 2023.

Marie Langford

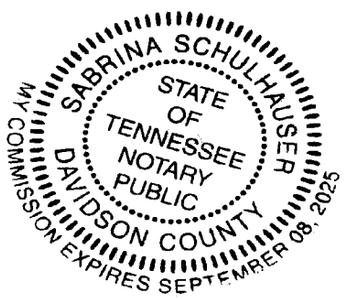
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marie Langford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2023.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman **do hereby make oath that I am a licensed attorney and/or 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** 5/17/2023.

Jennifer A Hoffman

AFFIANT

DATE: 5/18/2023

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 18th **day of** May, **2023.**

NOTARY ~~PUBLIC~~

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024