Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This instrument prepared by
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number 9-1301-KS

STATE OF TENNESSEE
COUNTY OF Williamson

Karen Johnson Davidson County
Batch# 1011044 DEEDWARR
06/05/2023 09 37 32 AM 2 pgs
Fees $13 00 Taxes $1,480 00

20230605-0042247

The actual consideration or value, whichever is greater, for this transfer is $400,000 00

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2023

Notary Public
My Commission Expires 9-29-2025

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Caroline Creasy<br>730 Old Hickory Boulevard<br>Unit 123<br>Nashville, TN 37209 | New Owner | 114-04-0A-014 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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sara Rahimi Raynes married, f/k/a Sara Rahimi,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Caroline K. Creasy, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 123 of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Nos 201808060076818 and 20180806-0076995 amended in Instrument Nos 20190306-0020566 and 20190516-0046335, and 202104723-0099278, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Sara Rahimi, an unmarried person by Warranty Deed from VT Enterprises, a Tennessee General Partnership of record as Instrument No 20200629-0070133 in the Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 29, 2020

James Daniel Raynes joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise

This is improved property located at **730 Old Hickory Boulevard, Unit 123, Nashville, TN 37209.**

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 their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever, and we do covenant with the said GRANTEE 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 GRANTEE, 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 1st day of June, 2023

GRANTOR

Sara Rahimi Raynes

James Daniel Raynes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sara Rahimi Raynes and James Daniel Raynes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 1st day of June, 2023

Notary Public
My Commission expires 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY