Karen Johnson Davidson County
Batch# 1035529 DEEDWARR
08/07/2023 02 02 33 PM 2 pgs
Fees $13 00 Taxes $2,405 00
20230807-0061029

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref· (DL) Title No.. 63205
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
April E. Mehls Daniel C. Mehls 2102 B Sharondale Drive Nashville, TN 37215	RUOFF MORTGAGE COMPANY, INC. 1670 MAGNAVOX WAY FORT WAYNE, IN 46804

TAX MAP PARCEL NUMBERS: 117030K00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arastu Jahanbin and Sarah Roberts, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel C. Mehls and April E. Mehls, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 2102 B shown on Exhibit B to the Declaration and Master Deed of Gracie Park Townhomes of record in Inst. No. 200511090135780, Inst No 200511300143882, re-recorded in Inst No 200604120042048 and Inst No. 201908160081946, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Arastu Jahanbin and Sarah Roberts, husband and wife, by Warranty Deed from Bruce Hardin and Shannon Hardin, husband and wife, dated July 3, 2008 and recorded on July 16, 2008, of record in Inst No 20080715-0072530, Register's Office for Davidson County, Tennessee

Description Reference· Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate, shown on Exhibit B to the Declaration and Master Deed of Gracie Park Townhomes of record in Inst No 200511090135780, Inst. No. 200511300143882, re-recorded in Inst No 200604120042048 and Inst. No 201908160081946, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 200511090135780, Inst. No. 200511300143882, re-recorded in Inst. No 200604120042048 and Inst No 201908160081946, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars, Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, of record in Inst No. 199912300309040, said Register's Office.

This is improved property, known as 2102 B Sharondale Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31 day of July, 2023

Arastu Jahanbin **Sarah Roberts**

State of Texas

County of Dallas

On this 31 day of July, 2023, before me the undersigned authority, personally appeared Arastu Jahanbin and Sarah Roberts, 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 the execution as a free act and deed

GABRIELA VANESSA RAMIREZ
My Notary ID # 133958216
Expires September 13, 2026

Gabriela Vanessa Ramirez
Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000 00.

Affiant

Sworn and subscribed before me this 4 day of August, 2023.

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

S. Denise Woods
Notary

My Commission Expires.