return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
11640

Karen Johnson Davidson County
Batch# 1038004 DEEDWARR
08/14/2023 11 17 56 AM 2 pgs
Fees $13 00 Taxes $1,091 50

20230814-0062966

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-06339

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tavga Rashid and Kamaran Ali 2201 Alterra Dr, Antioch, TN 37013	New Owner	173 05 0A 061 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cindy E. Alexander, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tavga Rashid and Kamaran Ali,** Wife and husband hereinafter called the Grantees, their successors 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 61, together with the appurtenant interest in the common elements of Barnes Crossing, Phase One, a horizontal property regime as established by Master Deed of record in Instrument No 20050721-0084791, re-recorded in Instrument No 20050805-0092480, as amended in Instrument No 20051114-0136938, and Instrument No 20071227-0147998, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Cindy E Alexander, by Warranty Deed from Nilofar Djassemi, unmarried, of record in Instrument No 20150818-0083179, in the Register's Office of Davidson County, Tennessee, dated August 17, 2015, and recorded on August 18, 2015

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as **1799 Red Jacket Drive, Antioch, TN 37013**

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8 day of August, 2023

Cindy E Alexander

Cindy E Alexander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cindy E Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Franklin, Tennessee, this 9 day of August, 2023.

Notary Public

My Commission Expires 7/12/2025

George Ziadeh
State
of
Tennessee
Notary
Public
Williamson County