**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1042967 **DEEDWARR**
08/25/2023 03 14 21 PM 2 pgs
Fees $13 00 Taxes $2,053 50

20230825-0066746

File No. EM-23-5035

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Steven Fakharzadeh and Emily Rose DeLuca | same as new owners | |
| (NAME) | (NAME) | |
| 1055 Treaty Oaks Drive | | 091-06-0L-031 00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Elise Russo, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Steven Fakharzadeh, a single man and Emily Rose DeLuca, a single woman, as** tenants in common with rights of * , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* survivorship

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 31 of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Treaty Oaks Cottages, a Horizontal Property Regime, of record in Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651; Instrument No. 20150814-0081914; Instrument No. 20160826-0089501; Instrument No. 20160922-0099884; Instrument No. 20180725-0072479 and Instrument No. 20190228-0018398, 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 Elise Russo, unmarried by Warranty deed from Erica Colleen Vogler Warren and Jack Tomblin Warren, married of record in Instrument No. 20210824-0114390 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.**

**Property was never used as a marital residence.**

**This is property more commonly known as 1055 Treaty Oaks Drive, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we

do covenant with the said GRANTEES 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 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/our hand this 22nd day of August, 2023.

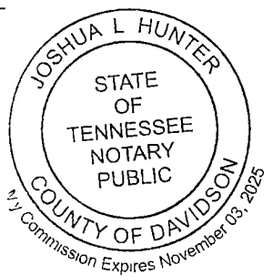
Elise Russo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2023, before me personally appeared Elise Russo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2023.

Notary Signature
My commission expires:




**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: B-ELAM-23-1055**