Karen Johnson Davidson County
Batch# 1045799 DEEDWARR
09/05/2023 10.04:38 AM 2 pgs
Fees: $13 00 Taxes $1,387 50
20230905-0069175

G#36876-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 07-09-2024

Subscribed and sworn to before me, this the 31st day of August, 2023

Notary Public

My commission expires 07/09/24

(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1mf-B4H-23-504

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Soran Dawoodi and Ari K. Dawoodi	**Union Home Mortgage Corp.**	**102 03 0 072 00**
504 Continental Drive	**8241 Dow Circle W**	
Nashville, TN 37209	**Strongsville, OH 44136**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kevin Alexander Cheaney, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Soran Dawoodi and Ari K. Dawoodi, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 1314 on the Plan of Charlotte Park, Section 18, of record in Plat Book 3600, Pages 51 and 52, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 1314 fronts 75 feet on the northeasterly side of Continental Drive and extends back 152 feet on the northwesterly line and 115.5 feet on the southwesterly line, to a broken line in the rear on which it measures 89.2 feet.

BEING all of the same property conveyed to Kevin Alexander Cheaney, a single person, by Warranty Deed dated August 21st, 2018, from Daniel Scott Elkins-Littleton and Anna Maria Littleton, husband

and wife, of record in Instrument No. 20180822-0083266, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 3600, Pages 51 and 52, Register's Office for Davidson County, Tennessee;

2) Shared Driveway Agreement by and between Daniel Scott Elkins-Littleton and Anna Maria Littleton and Heidi Hyatt, of record in Instrument No. 20180904-0087343, Register's Office for Davidson County, Tennessee;

3) Agreement to City of Nashville for Sewer Line of record in Book 2593, Page 566, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **504 Continental Drive, Nashville, TN 37209**.

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 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(s) this **31st** day of **August, 2023.**

Kevin Alexander Cheaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin Alexander Cheaney,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON