WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046843 **DEEDWARR**
09/07/2023 10 34 37 AM 2 pgs
Fees $13 00 Taxes $444 00

20230907-0070129

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

TASHA HAYNES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES APRIL 22, 2026

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number 2023-07-10478B

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP/PARCEL NUMBERS
Ann Akbari, unmarried and Alexa Akbari, unmarried as joint tenants with right of survivorship	Ann Akbari, unmarried and Alexa Akbari, unmarried as joint tenants with right of survivorship	147 02 0A 012 00
(NAME)	(NAME)	
523 Harding Place	523 Harding Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARY LOU MOORE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN AKBARI, UNMARRIED AND ALEXA AKBARI, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP,** 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

Being Apartment Unit No B-12 of The Coach House, a Condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, Page 829, Register's Office for said County, and as Shown on the Plat of The Coach House, of record in Book 4675, Page 107, to which reference is hereby made, said Master Deed being amended by instrument of record in Book 4813, Page 964, and Book 5100, Page 894, Register's Office for said County

The subject property is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon, and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Coach House, a Condominium of record in Book 4809, Page 829, amended in Book 4813, Page 964, and also amended in Book 5100, Page 894, and Book 5100, Page 897, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Mary Lou Moore, unmarried from Zilla M Young, unmarried by Warranty Deed dated November 16, 1988 and of record on November 16, 1988, in Book 7704, Page 779, in the Register's Office for Davidson County, Tennessee

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and

bind myself, my 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 hand this 1st day of September 2023

Mary Lou Moore

Mary Lou Moore

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Mary Lou Moore** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 1st day of September, 2023

Commission Expires _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES APRIL 21, 2027