Karen Johnson Davidson County
Batch# 1063724 DEEDWARR
10/23/2023 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20231023-0082834

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $949,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of October, 2023.

MILDRED A. SELMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires:

File No.: 2023-701

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leyla Baycora	New Owner	
3511 Richland Avenue, Unit A, Nashville, TN 37205		104-05-0C-001-00

WARRANTY DEED

For and in 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, we

ReArranging Space, LLC, a limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Leyla Baycora

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain parcel of land located in Davidson County, Tennessee, being Unit No. 1 of Richland Square Condominium, being located and described as shown on Exhibit B on the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Richland Square Condominium Now To Be Known as Richland Square Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200114-0004961, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof.

Being the same property conveyed to Leonard D. Aronson and Carolyn B. Aronson, husband and wife by deed from Alton Ross, Jr., married, of record in Book 10833, page 488, Register's Office for Davidson

County, Tennessee, dated March 06, 1998 and recorded on March 11, 1998.

The said Leonard D. Aronson died September 17, 2016, leaving his wife, Carolyn B. Aronson, as the surviving tenant by the entirety.

Being the same property conveyed to ReArranging Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Carolyn B. Aronson, unmarried woman of record in Instrument No. 20230111-0002318, Register's Office for Davidson County, Tennessee, dated January 10, 2023 and recorded on January 11, 2023.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 3511 Richland Avenue, Unit A, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 23rd day of October, 2023.

ReArranging Space, LLC, a limited liability company

By: _____
Lynne Wilkinson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of October, 2023, before me personally appeared Lynne Wilkinson, Sole Member of ReArranging Space, LLC, a limited liability company, 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 23rd day of October, 2023.

_____
Notary Signature
My commission expires:01/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

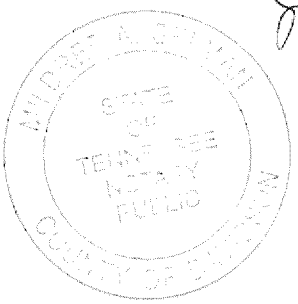
Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Warranty Deed**, dated **October 23, 2023** – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October 23, 2023**.

This 23rd day of October 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 23rd day of October 2023.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027