Karen Johnson Davidson County
Batch# 1067164 DEEDWARR
11/01/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20231101-0085598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $286,000.00.

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BS-ER-23-2940-7

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noah Bradley Lance and Reid Johnson Sessions	**Highlands Residential Mortgage**	
(NAME) **2940 Baby Ruth Ln Unit 7**	(NAME) **950 W Bethany Dr Ste 800**	**163-11-0E-034-00**
(ADDRESS) **Antioch, TN 37013-7305**	(ADDRESS) **Allen, TX 75013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEVA IDELKHANI, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOAH BRADLEY LANCE, A SINGLE MAN, AND REID JOHNSON SESSIONS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7, on the Plan of Oak Grove Townhomes of record in at Instrument No. 20021126-0146722, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Instrument No. 20020930-0118631, as amended in Instrument No. 20040511-0053732 and Instrument No. 20040511-0053733, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Maciej W. Jaczynski and July F. Jaczynski, husband and wife, by Warranty Deed from LaNisha I. Clark f/k/a LaNisha I. Sayles and husband, Kwasi Clark of record in Instrument No. 20170613-0059175 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on June 13, 2017.

Being the same property conveyed to Maciej W. Jaczynski, single, and Leva Idelkhani, single, by Quitclaim Deed from July F. Jaczynski, single, of record in Instrument No. 20200828-0097913, Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 28, 2020.

Said Maciej W. Jaczynski died August 17, 2021, survivied by Leva Idelkhani and Camila Jaczynski as evidenced by Affidavit of Heirship of record in Instrument No. 20230612-0044211, said Register's Office.

Being the same property conveyed to Leva Idelkhani by Quitclaim Deed from Camila Jaczynski by and through her Guardian, July Jaczynski, of record in Instrument No. 20230612-0044210, Register's Office for Davidson County, Tennessee, dated May 24, 2023 and recorded on June 12, 2023.

Agreed Order Ratifying Transfer of Interest in Real Property entered October 25, 2023, Probate Court for Wilson County, Tennessee at Lebanon, Guardianship Case No. 2022-PR-215, being recorded simultaneously herewith in Book _____, page _____, Register's Office for Wilson County Tennessee.

202311010085597

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 200211260146722, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 Oak Grove Townhomes of record in Instrument Number 20020930-0118631, as amended in Instrument No. 20040511-0053732 and Instrument No. 20040511-0053733, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3843, Page 727, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20021015-0126623, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2940 Baby Ruth Ln Unit 7, Antioch, Tennessee 37013-7305**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF OCTOBER, 2023.

Leva Idelkhani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEVA IDELKHANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Katelyn Seng, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/30/23 (date of document).

Affiant Signature

11/1/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

