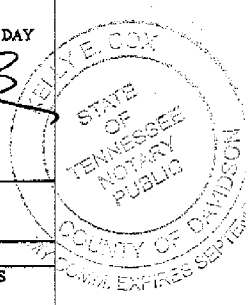
Karen Johnson Davidson County
Batch# 1068770 DEEDWARR
11/06/2023 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20231106-0086677

37901

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6730-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF NOV. 2023 Notary Public MY COMMISSION EXPIRES: 9/8/2025 (AFFIX SEAL)



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie B. Weaver, Trustee of the Helen M. Weaver Trust	Julie B. Weaver, Trustee	
4500 Post Road A-9	322 Whitworth Way	103-14-0A-009.00-CO
Nashville, TN 37205	Nashville, TN, 37205	
(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, **Milad C. Khansari, unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie B. Weaver, Trustee of the Helen M. Weaver Trust u/a/d June 6, 2022**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. A-9, The Hillwood, Revised, a condominium horizontal property regime, as of record in plat Book 6250, Page 503 (which supercedes the plat at Book 5200, Page 43) Register's Office for said County, and as described in the Master Deed of record at Book 5280, Page 464, revised and mended at Book 5281, Page 357, Book 6553, Page 108 and Book 6612, Page 155, said Register's Office, all to which reference is hereby made for a complete description of said unit.

Being the same property conveyed to Milad C. Khansari by Warranty deed from Nadine F. Cummings, a single woman of record in Instrument No. 20210301-0025234 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 01, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4500 Post Road A-9, Nashville, TN 37205**

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 our hands this the 3 day of November, 2023

Milad C. Khansari

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Milad C. Khansari,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of November, 2023

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/3/23 (date of document).

Affiant Signature

11/3/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of November, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY