This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21843-AP

Karen Johnson Davidson County
Batch# 1080089 DEEDWARR
12/08/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20231208-0094933

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 5th day of December, 2023.

Notary Public
My Commission Expires: 7/15/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Hastaba 705 B Croley Drive Nashville, TN 37209	New Owner	**90-8-4V-2.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **705 Croley LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Hastaba, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element townhome unit situated within the bounds of Davidson County, Tennessee, being Unit B, together with the appurtenant common elements of 705 Croley Drive Townhomes, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated; and as established by the Declaration of Covenants, Conditions and Restrictions for 705 Croley Drive Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20220912-0101653, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; 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. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration, and the original plat of Gailey Wood Subdivision, of record in Book 2663, page 123, said Register's Office, to which site-plan and original plat references are hereby made for a more complete identification, description and placement of such Unit.

Being a part of property conveyed to 705 Croley LLC, a Tennessee limited liability company by Quitclaim Deed from Richland South, LLC, a Tennessee limited liability company, dated October 3, 2022, recorded October 4, 2022, of

record in Instrument No. 20221004-0109202, Register's Office for Davidson County, Tennessee.

This is improved property located at: **705 Croley Drive, B, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Taxes for the year 2023 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2023.

GRANTOR:

705 Croley LLC,
a Tennessee Limited Liability Company

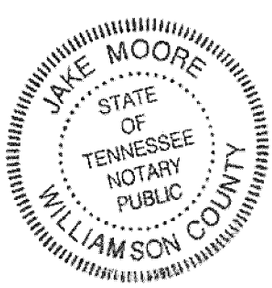
By: _____
Hassan Mousavi, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hassan Mousavi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of 705 Croley LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2023.

_____
Notary Public
My Commission expires: 9-21-26



Certificate of Authenticity

I, Joshua A. Terry, 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 12/5/2023.

Affiant Signature – Joshua A. Terry

12/7/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/7/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27