Karen Johnson Davidson County
Batch# 1085673 DEEDWARR
12/27/2023 10:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231227-0099283

This instrument prepared by:
Farshad Fardad 110276
749 Spruce Meadow Place
Thousand Oaks, CA 91362

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Farshad Fardad, Co-Trustee, et al	Farshad Fardad, Co-Trustee, et al	093 06 4E 135.00
749 Spruce Meadow Place	749 Spruce Meadow Place	
Thousand Oaks, CA 91362	Thousand Oaks, CA 91362	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Farshad Fardad and Kimberly D. Fardad, a married couple** has this day bargained and sold, and does hereby transfer and convey unto the said **Farshad Fardad and Kimberly Fardad, as Co-Trustees of the Fardad Living Trust, dated September 20, 2023**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a revocable living trust.

This is unimproved ( ) property known as 160 2nd Avenue South, Unit 3602
Improved (✓) Nashville, Tennessee 37201

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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.

Witness our hand this 18th day of November, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Farshad Fardad

Kimberly D. Fardad

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

SEE ATTACHED CERTIFICATE

Personally appeared before me _____, a Notary Public in and for said County and State **Farshad Fardad and Kimberly D. Fardad** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

SEE ATTACHED CERTIFICATE

I, or we, hereby swear or affirm that to the best of my/our knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3) (f).

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

Farshad Fardad 11-29-23
Affiant

Notary Public
My Commission Expires: _____

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

State of California

County of Los Angeles

On this the 18th day of Nov 2023, before me, Ravinder Bhalla, Notary Public, personally appeared Farshad Fardad & Kimberly D. Fardad who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

RAVINDER BHALLA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2373079
LOS ANGELES COUNTY
My Comm. Exp. September 1, 2025

Signature of Notary Public

(Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Warranty Deed

Document Date: 11-18-2023 **Number of Pages:** ~~2~~ 5 w

Signer(s) Other than Named Above: - None -

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on

this 29th day of Nov, 2023, by

Date *Month* *Year*

(1) Farshad Fardad

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

RAVINDER BHALLA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2373079
LOS ANGELES COUNTY
My Comm. Exp. September 1, 2025

Signature _____

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Value

Document Date: 11-29-2023 Number of Pages: 5

Signer(s) Other Than Named Above: — NONE —

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EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT 3602 OF THE 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM, TOGETHER WITH AN UNDIVIDED 0.903% INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS OR ANY OTHER PROVISIONS OF THE DECLARATION ESTABLISHING THE 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM DATED DECEMBER 22, 2021 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON DECEMBER 29, 2021 IN INSTRUMENT NO. 20211229-0171494, AND AMENDED AND RESTATED DECLARATION ESTABLISHING 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM DATED APRIL 21, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON APRIL 25, 2022 IN INSTRUMENT NO. 20220425-0047381, AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION ESTABLISHING A 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM DATED MAY 24, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON MAY 25, 2022 IN INSTRUMENT NO. 20220525-0060949, AND IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS OR ANY OTHER PROVISIONS OF THE DECLARATION ESTABLISHING 151 FIRST AVENUE MASTER CONDOMINIUM DATED DECEMBER 22, 2021 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON DECEMBER 29, 2021 IN INSTRUMENT NO. 20211229-0171493, AND AMENDED AND RESTATED DECLARATION ESTABLISHING 151 FIRST AVENUE MASTER CONDOMINIUM, DATED APRIL 21, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON APRIL 25, 2022 IN INSTRUMENT NO. 20220425-0047380, AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION ESTABLISHING 151 FIRST AVENUE MASTER CONDOMINIUM, DATED MAY 24, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON MAY 25, 2022 IN INSTRUMENT NO. 20220525-0060948, EACH AS SAME MAY NOW OR HEREAFTER BE LAWFULLY AMENDED.

Being the same property conveyed to Farshad Fardad and Kimberly D. Fardad by Special Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership of record in Document No. 20221129-0125208, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 11-18-2023 (date of document).

Jennifer E. TenHopen
Affiant Signature

12-10-2023
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 10th day of December, 2023.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

