Karen Johnson
Batch # 1087831
01/03/2024 09:31:02 AM
Fees: $13.00 Taxes: $1,683.50

20240103-0000509

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Irfan Rahim Ibrahim	**NEW OWNER**	
(NAME) **7341 Charlotte Pike Unit 106**	(NAME)	**114-08-0D-012.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **CHARLOTTE PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRFAN RAHIM IBRAHIM, UNMARRIED,** 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. B7 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200819-0093574 as amended in Instrument No. 20200824-0095685 and Instrument No. 20220825-0095964, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to John Benjamin Schaedle and Robert George Schaedle, as tenants in common with the right of survivorship by Warranty deed from Prem S. Kahlon and Darshan B. Kahlon, husband and wife of record in Instrument No. 20170703-0066596 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 217. (Value of consideration shown in aforementioned deed $573,300.00.)

Being part of the same property conveyed to Sila Developments LLC, a Tennessee limited liability company by Warranty Deed from John Benjamin Schaedle, a married man, and Robert George Schaedle, an unmarried man, dated August 17, 2020 and recorded August 19, 2020 in Instrument No. 20200819-0093570, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Charlotte Park, LLC, by Quitclaim Deed from Sila Developments LLC, a Tennessee limited liability company dated August 17, 2020 and recorded August 19, 2020 in Instrument No. 20200819--093571, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200819-0093574 amended in Instrument No. 20200824-0095685, and Instrument No. 20220825-0095964, Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20181101-0108350, in the Register's Office for Davidson County, Tennessee.
- Order for easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, a Municipal Corporation, of record in Book 7255, Page 116, 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: **7341 Charlotte Pike Unit 106, Nashville, Tennessee 37209**.

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 29 DAY OF DECEMBER, 2023.

Charlotte Park, LLC

BY:_____
Rahul Patel
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHUL PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of CHARLOTTE PARK, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206