WARRANTY DEED

Karen Johnson
Batch # 1091718
01/22/2024 02:17:56 PM
Fees: $13.00 Taxes: $3,775.85

Davidson County
DEEDWARR
2 pgs

20240122-0003401

File #23-TC-0762-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-70-23762

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Lester and Katherine Kahn	United Wholesale Mortgage LLC	
(NAME)	(NAME)	
762 Alloway Street	585 South Boulevard E	**105-06-0K-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Pontiac, MI 48341	
(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, **REJA FERDOWSI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC LESTER, AND KATHERINE KAHN, BOTH UNMARRIED, AS** Tenants in Common with Right of Survivorship 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:

EL

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 760 Alloway Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170830-0089103, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Fariborz Ferdowsi and wife, Lela Ferdowsi by Warranty Deed from Jennifer Lanier, a single person, of record in Instrument No. 20060605-0065886, Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 5, 2006.

Being a portion of the same property conveyed to Reja Ferdowsi by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi of record in Instrument No. 20131223-0129556, Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

Being a portion of the same property conveyed to Fair Lane Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Fair Lane Properties, LLC, a Tennessee Limited Liability, and Reja Ferdowsi of record in Instrument No. 20161114-0119617, Register's Office for Davidson County, Tennessee, dated November 8, 2016 and recorded on November 14, 2016.

Being the same property conveyed to Reja Ferdowsi by Quitclaim Deed from Fair Lane Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20240122003400, Register's Office for Davidson County, Tennessee, dated January 12, 2024 and recorded on January ____, 2024.

This conveyance is subject to:

* Taxes for the year 2024, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 161, Page 143, Register's Office for

Davidson County, Tennessee.

* Subject to all matters shown on the Plan of record as Instrument Number 20161102-0116007, Register's Office of Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 760 Alloway Street Townhomes with By-Laws appended thereto, of record in Instrument Number 20170830-0089103, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Charter of 760 Alloway Street Townhomes Homeowners' Association, Inc. of record in Instrument Number 20170919-0095795, in the Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 760 Alloway Street Townhomes, of record at Instrument No. 20170830-0089103, in the Register's Office of Davidson, Tennessee.
* Restrictive Covenant for Detached Structure of record in Instrument Number 20230629-0049737, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **762 Alloway Street, Nashville, TN 37203**.

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 12th day of January, 2024.

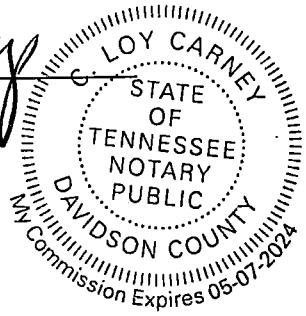
Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2024, before me personally appeared Reja Ferdowsi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of January, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204