Karen Johnson Davidson County
Batch# 1096232 DEEDWARR
01/31/2024 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20240131-0006782

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 **DAY OF** January **, 2024.**

Notary Public

MY COMMISSION EXPIRES:
09/15/2027
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

RACHEL L. GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

02-NSH24-07091

Address of New Owner:	Send Tax Bills to:	Tax Information:
Katlyn Elizabeth Philipps, 424 East Palestine Avenue #A Madison, TN 37115	Katlyn Elizabeth Philipps 424 East Palestine Avenue #A Madison, TN 37115	052 09 0B 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mahmood Moghaddam and Leisa Moghaddam, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Katlyn Elizabeth Philipps, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3A of Montague Terrace Townhomes, Phase One, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Montague Terrace Townhomes, Phase One, a Horizontal Property Regime, of record in Instrument Number 20080819-0085322 and amendment recorded in Instrument Nos. 20090414-0033587, 20090526-0048117, 20120827-0077078 and 20200902-0100032 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Mahmood Moghaddam, by Warranty Deed from John T. Wade and spouse Jane W. Wade, of record in Instrument No. 20090803-0072427, in the Register's Office of Davidson County, Tennessee, dated July 31, 2009 and recorded on August 03, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 424 East Palestine Avenue #A, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of January, 2024

Mahmood Moghaddam

Leisa Moghaddam

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mahmood Moghaddam and Leisa Moghaddam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 29th day of January, 2024.

Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-31-24.

Affiant Signature

1-31-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY