Karen Johnson Davidson County
Batch# 1100122 DEEDWARR
02/12/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240212-0009691

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1100122 DEEDWARR
02/12/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240212-0009691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$599,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH** DAY OF **FEBRUARY, 2024.**

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

File No.: ST24-010028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Javier Alvarez and Summer Willingham	Cardinal Financial Company	
(NAME) 914 Elvira Avenue #A	(NAME) 3701 Arco Corporate Drive #200	072-05-0R-001.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($599,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ZOBAIR RAHIMI, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAVIER ALVAREZ AND SUMMER WILLINGHAM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 914 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20220509-0053066, and being shown on Plat attached thereto as Exhibit "B", 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 Zobair Rahimi by Warranty Deed from Theresa Cogdill, dated 02/01/2022, of record in Instrument No. 20220208-0014144, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 914 Elvira Avenue #A, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 **6th** day of **February, 2024**

Zobair Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Zobair Rahimi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the **6th** day of **February, 2024**.

Notary Public, **I. Dyke Tatum**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: **May 5, 2025**

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 6, 2024** (date of document).

Affiant Signature

February 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25