WARRANTY DEED

Karen Johnson
Batch # 1109631
03/11/2024 02:27:57 PM
Fees: $13.00 Taxes: $754.80

Davidson County
DEEDWARR
2 pgs

20240311-0016780

G-P-24-66[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Stephen Carey	Pinnacle Bank	
(NAME) **6680 Charlotte Pike #B2**	(NAME) 150 3rd Ave South, Ste 1000	102-07-0A-020.00-CO
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville TN 37201	
(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, **KATHERINE SWANN JAFARI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN CAREY, A SINGLE MAN,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-2, West Meade Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5923, Page 704, as amended in Book 6277, page 653, Book 7333, page 415 and Book 7333, page 418, which was corrected by Scrivener's Affidavit of record in Instrument No. 20120724-0065040 and as amended in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee; together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference Book 5200, Page 430, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Katherine Swann Jafari, married by Warranty deed from Colette Lynn O'Meara, unmarried, by Bill Herbert, Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No. 20101201-0095495, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20101201-0095496 in the said Register's Office, dated November 30, 2010 and recorded on December 01, 2010.

The above refrenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5923, Page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068 and Instrument No. 20120724-0065040, as corrected in Instrument No.20120817-0074026, Register's Office for Davidson County, Tennessee.
- Charter of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.) of record in Book 5923, Page 756, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Book 4520, Page 836 and Book 8808, Page 872, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Book 6561, Page 90, in the Register's Office for Davidson County, Tennessee.
- Recreational Easement of record in Book 4552, Page 507, 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: **6680 Charlotte Pike #B2, 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 7th DAY OF MARCH, 2024.

Katherine Swann Jafari by Logan Bell, Attorney in Fact

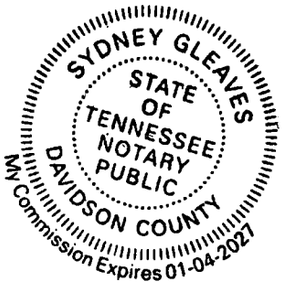
Katherine Swann Jafari by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATHERINE SWANN JAFARI, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHERINE SWANN JAFARI.

Witness my hand and official seal, this the 7th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212