Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
7133

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

JM-P-24-5510-8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson
(Batch # 1112418
03/19/2024 09:16:03 AM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20240319-0018725

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)
Mojgan Golzarfar	United Community Bank	
(NAME) **5510 Country Drive #8**	(NAME) 1133 Ocean Drive Mail Stop: DP8100	162-09-0A-008.00-CO
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Lakewood NJ 08701	
(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, **CARRIE E. GREENING, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOJGAN GOLZARFAR, A MARRIED WOMAN,** 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 Townhouse No. 8, Building No. 2 in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460 page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Carrie E. Greening, unmarried by Warranty Deed from Cindy Debello, married of record in Instrument No. 20180601-0052357 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.
- Boundary Plat Plan of record in Plat Book 4300, Page 197, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 429, Book 5001, Page 394, and Instrument No. 20140613-0051943, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 7980, Page 470, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130517-0050050, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 4842, Page 979, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of NES of record in Book 3372, Page 430, 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: **5510 Country Drive #8, Nashville, Tennessee 37211**.

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 14th DAY OF MARCH, 2024.

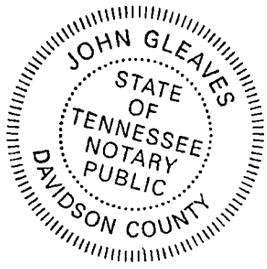
Carrie E. Greening

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE E. GREENING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



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