Karen Johnson Davidson County
Batch# 1117015 DEEDWARR
04/01/2024 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20240401-0022473

WARRANTY DEED

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Olivia Caroline Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

BS-SH-23-385

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)
Michael Tavlin Rizzo and Olivia Caroline Baker	**Movement Mortgage, LLC**	
(NAME) **385 Old Paragon Mills Rd**	(NAME) **8024 Calvin Hall Road**	**133-16-0C-002.00 CO**
(ADDRESS) **Nashville, TN 37211-3913**	(ADDRESS) **Indian Land, SC 29707**	
(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, **HAMIDULLAH DURANI AND KHALIDA DURANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL TAVLIN RIZZO, A SINGLE MAN, AND OLIVIA CAROLINE BAKER, A SINGLE WOMAN, AS JOINT TENANTS 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:

Land in Davidson County, Tennessee, being Unit B as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Threeeightyseven Old Paragon Mills Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211119-0154279, 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 the same property conveyed to Mona Sanderson, unmarried by Warranty Deed from Leo J. Wright and wife, Dorothy E. Wright of record in Book 11454, page 442, Register's Office for Davidson County, Tennessee, dated March 31, 1999 and recorded on April 30, 1999.

Being the same property conveyed to Larry Lumsden by Quitclaim deed from Mona Sanderson, unmarried of record in Instrument No. 20160803-0079976 Register's Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on August 3, 2016.

Being the same property conveyed to Hamidullah Durani by Quitclaim Deed from Larry Lumsden, unmarried of record in Instrument No. 20160803-0079977 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on August 3, 2016.

Being the same property conveyed to Hamidullah Durani and Gholam M. Durani, husband and wife by Quitclaim deed from Hamidulla Durani of record in Instrument No. 20200617-0062472 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 17, 2020.

Being a portion of the same property conveyed to Hamidullah Durani and Khalida Durani, husband and wife by Corrective Quitclaim deed from Hamidullah Durani and Gholam M. Durani of record in Instrument No. 20200729-0083430 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 29, 2020. Scrivener's Affidavit(s) recorded in Instrument No. 20210830-0116738 and Instrument No. 20230120-0004611, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211119-0154279, Register's Office for Davidson County, Tennessee,
- Charter of the Threeeightyseven Old Paragon Mills Road Homeowner's Association, Inc. of record in Instrument Number 20211209-0163682, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230914-0072094, 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: **385 Old Paragon Mills Rd, Nashville, Tennessee 37211-3913**.

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 29th DAY OF MARCH, 2024.

Hamidullah Durani by John Gleaves, Attorney-in-Fact

Khalida Durani by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HAMIDULLAH DURANI AND KHALIDA DURANI, and who acknowledged he/she/they executed the same as the free act and deed of the said HAMIDULLAH DURANI AND KHALIDA DURANI.

Witness my hand and official seal, this the 29th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 29, 2024**.

Affiant Signature — Date: **04/01/2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 1, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

