Karen Johnson Davidson County
Batch# 1118876 DEEDWARR
04/04/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20240404-0023739

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tinsley Correa Robert Correa	NEW OWNER	143010C01000CO
(NAME)	(NAME)	
6952 Highway 100S, Unit 110		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lily Rabiei, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert M. Correa and Tinsley Correa, as Co-Trustees of the Correa Living Trust U/A dated December 28, 2015,** 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:

Situated in Davidson County, Tennessee, being Lot No. 110, correctly known as Unit 110, on the First Revision, Horizontal Property Regime Common Element, Plat, West Port Landing Condominiums, of record in Instrument No. 20040310-0027295, Register's office for Davidson County, Tennessee, as amended in Instrument No. 20040526-0061758 and Instrument No. 20041201-0143197, Register's office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lily Rabiei, married, by deed of record in Instrument No. 20220208-0014342, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6952 Highway 100 S, Unit 110, Nashville, TN 37221
(House Number) (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 hands this 28th day of March, 2024.

p _____
Lily Rabiei

State of Tennessee
County of Davidson

Personally appeared before me Lily Rabiei, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2024.

_____
Notary Public
My Commission Expires _____

File No.: 17158

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 3.28.2024 (date of document).

Affiant Signature

4.1.2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of April, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

