Karen Johnson
Batch # 1120258
04/08/2024 01:35:00 PM
Fees: $13.00 Taxes: $2,219.63
Davidson County
DEEDWARR
2 pgs
20240408-0024854

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-914B

WARRANTY DEED

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 4TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

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

File No.: ST24-030166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Janie Brink and Adam Lewis	Rocket Mortgage, LLC	
(NAME) **914 Elvira Avenue #B**	(NAME) 1050 Woodward Ave	072-05-0-080
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Detroit, MI 48226	
(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 **JANIE BRINK AND ADAM LEWIS**, ~~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: and HUSBAND

Land in Davidson County, Tennessee, being Unit B, 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 plat reference is hereby made for a more complete description of the property.

Being 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 property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 #B, 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 **4th** day of **April, 2024**

Zobair Rahimi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of **April, 2024**, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Zobair Rahimi,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

WITNESS my hand and seal this 4th day of **April, 2024.**

Notary Public

My Commission expires: 5/5/2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN