This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22340-MC

Karen Johnson Davidson County
Batch# 1126790 DEEDWARR
04/25/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240425-0029740

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shana Rubin 111 Westwood Trce, Nashville, TN 37212	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	104 14 0B 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alta Funding & Investments, LLC, an Arizona Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shana Rubin, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 11, together with the appurtenant interest in the common elements of WESTWOOD TRACE, a horizontal property regime established by Master Deed, of record in Book 6522, page 322, as amended in Book 6889, page 711 and Instrument No. 20070620-0073748, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Alta Funding & Investments, LLC, by Warranty Deed from Property Cartwheel, LLC, an Arizona Limited Liability Company, of record in Instrument No. 20230120-0004746, in the Register's Office of Davidson County, Tennessee, dated January 13, 2023 and recorded on January 20, 2023.

This is ☒ improved or ☐ unimproved property located at: **111 Westwood Trce, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2024.

GRANTOR:

Alta Funding & Investments, LLC, an Arizona Limited Liability Company
Mokhtarian Family Living Trust, Member

By: _____
Kyle Mokhtarian, Authorized Agent

STATE OF Arizona
COUNTY OF Pima

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Mokhtarian, Authorized Agent the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of Alta Funding & Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of ~~April~~, 2024.

_____
Notary Public
My Commission expires: 10/30/2027

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
TAYLOR BARNES
COMMISSION # 633445
My Commission Expires October 30, 2027

202404250029740

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 4/23/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/23/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd **day of** April, 2024

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

