THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447451**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,095,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1129483 DEEDWARR
05/01/2024 10:28:21 AM 2 pgs
Fees: $13.00 Taxes: $4,051.50
20240501-0031717

JEROLYN LYNNETTE SWITZER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner: Troy Q. Tabarestani and Tony K. Tabarestani 2007D Lombardy Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0X 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **April F. Savoy, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Troy Q. Tabarestani, an unmarried man, and Tony K. Tabarestani, a married man, as joint tenents with the right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 46B of Lombardy Commons I, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Lombardy Commons I, a Horizontal Property Regime, of record in Instrument No. 20140218-0013953, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to April F. Savoy, an unmarried woman, by Warranty Deed from Ironwood Investments, LLC, a Tennessee Limited Liability Company and James M. Jacanin, a married man, of record in Instrument No. 20151005-0100921, in the Register's Office of Davidson County, Tennessee, dated September 30, 2015 and recorded on October 05, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet a payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walter Stokes Homeplace Subdivision No. 1, as recorded in Plat Book 974, Page 92.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Minor Subdivision, Lombardy Commons, as recorded in Instrument No. 20140212-0012507. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140218-0013953.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20131217-0127286.

Easement for Ingress, Egress and Driveway, recorded in Instrument No. 20151006-0102021.

This is improved property located at 2007D Lombardy Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 30th day of April, 2024.

April F. Savoy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, April F. Savoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024