WARRANTY DEED

Karen Johnson
Batch # 1133160
05/09/2024 12:21:43 PM
Fees: $13.00 Taxes: $869.50
20240509-0034263

Davidson County
DEEDWARR
2 pgs

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

B-ROG-24-2258-44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

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)
Valon Arifi	**Rocket Mortgage, LLC**	
(NAME) **205 South Dunnwood Ln**	(NAME) **1050 Woodward Avenue**	**095-03-0A-044.00-CO**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **CORIEN COSTER MOJAVER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALON ARIFI, MARRIED,** 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 No. 44, on the plan of Magnolia Square Condominium, of record in Book 5200, Page 702, as amended in Book 6685, Page 253, Register's Office for Davidson County, Tennessee, to which plan reference s hereby made for a more complete description thereof.

Being the same property conveyed to Corien Coster Mojaver, married by Warranty Deed from Marion P. Mcnulty, unmarried of record in Instrument No. 20160217-0014903 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 17, 2016. Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit B to the Master Deed of Magnolia Square Condominiums of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 5200, page 702, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6685, Page 253, Book 8145, page 401 and Book 10320, page 582 and Instrument No. 20130227-0019654, Register's Office for Davidson County, Tennessee.
- By-Laws appended to Master Deed in Book 6685, page 277, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 6684, page 626, Register's Office for Davidson County, Tennessee.
- Rules and Regulations in Instrument 200607250089316, Register's Office for Davidson County, Tennessee.
- Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, Page 59, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6139, Page 518, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2258 Lebanon Pike Apt #44, Nashville, Tennessee 37214**.

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 7th DAY OF MAY, 2024.

Corien Coster Mojaver by Margaret Means, Attorney in Fact

Corien Coster Mojaver by Margaret Means, ~~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, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CORIEN COSTER MOJAVER, and who acknowledged he/she/they executed the same as the free act and deed of the said CORIEN COSTER MOJAVER.

Witness my hand and official seal, this the 7th of May, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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