Karen Johnson Davidson County
Batch# 1139256 DEEDWARR
05/24/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,674.10
20240524-0038917

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $993,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 01-06-25

File #24-TC-0764-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Watson and Kristin Patrick	**Morgan Stanley Private Bank**	
(NAME)	(NAME)	
764 Alloway St.	P.O. Box 11733	**105 06 0L 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Newark, NJ 07101-4733	
(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,

REJA FERDOWSI, MARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT WATSON AND KRISTIN PATRICK, A MARRIED COUPLE,

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. A on the Plan of 764 Alloway Street Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions of 764 Alloway Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170830-0089102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Reja Ferdowsi, married by Quitclaim Deed from Fair Lane Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 202405240038916, in the Register's Office of Davidson County, Tennessee, dated May _____, 2024, and recorded on May _____, 2024.

Being part of the same property conveyed to Fair Lane Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Fair Lane Properties, LLC, a Tennessee Limited Liability Company and Reja Ferdowsi, of record in Instrument No. 20161114-0119617, in the Register's Office of Davidson County, Tennessee, dated November 08, 2016, and recorded on November 14, 2016.

Being part of the same property conveyed to Fair Lane Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Reja Ferdowsi, of record in Instrument No. 20150805-0077622, in the Register's Office of Davidson County, Tennessee, dated August 04, 2015, and recorded on August 05, 2015.

Being part of the same property conveyed to Reja Ferdowsi, by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi, of record in Instrument No. 20131223-0129557, in the Register's Office of Davidson County, Tennessee, dated December 20, 2013, and recorded on December 23, 2013.

Being part of the same property conveyed to Reja Ferdowsi, by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi, of record in Instrument No. 20131223-0129555, in the Register's Office of Davidson County, Tennessee, dated December 20, 2013, and recorded on December 23, 2013.

Being part of the same property conveyed to Reja Ferdowsi, by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi, of record in Instrument No. 20131223-0129554, in the Register's Office of Davidson County, Tennessee, dated December 20, 2013, and recorded on December 23, 2013.

Being part of the same property conveyed to Fariborz Ferdowsi, a married man, by Warranty Deed from Edwin G. Kirkland and wife, Marie Hope B. Kirkland, of record in Instrument No. 20080725-0076375, in the Register's Office of Davidson County, Tennessee, dated July 16, 2008, and recorded on July 25, 2008.

This was never the principal place of residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MRS. MATILDA ALLOWAY'S SUBDIVISION OF LOT 5, HORTON PLAN, as recorded in Plat Book 161, Page(s) 143.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BEING LOTS 1, 2 & 3 OF FAIR LANE PROPERTIES, LLC'S RESUBDIVISION OF LOTS 8, 10 & 12 OF MRS. MATILDA ALLOWAY'S SUBDIVISION, as recorded in Instrument No. 20161102-0116007.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170830-0089102.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20170501-0042276, Instrument No. 20170501-0042277 and Instrument No. 20230629-0049739.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20231214-0096579.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **764 Alloway Street, Nashville, TN 37203**.

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 22nd day of May, 2024.

Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2024, before me personally appeared Reja Ferdowsi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 May 24, 2024.

Affiant

Date: May 24, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 24th day of May, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY