THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447434

Karen Johnson Davidson County
Batch # 1139737 DEEDWARR
05/28/2024 10:37:48 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20240528-0039322

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenny P. Breeden 916 Bowring Park Nashville, TN 37215	New Owner	Tax Parcel ID No. 131 01 0B 135.00

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, **Marc Akbar Tahiry and Lindsay Faye Tahiry, Trustees of the Marc & Lindsay Tahiry Living Trust, established by the Revocable Trust Agreement of Marc Akbar Tahiry and Lindsay Faye Tahiry dated February 15, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenny P. Breeden, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 15, REDBUD, as shown on plat of record in Plat Book 4675, Page 137, amending in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marc Akbar Tahiry and/or Lindsay Faye Tahiry, Trustees of the Marc & Lindsay Tahiry Living Trust, established by the Revocable Trust Agreement of Marc Akbar Tahiry and Lindsay Faye Tahiry dated February 15, 2022, by Quitclaim Deed from Marc Akbar Tahiry and wife, Lindsay Faye Tahiry, of record in Instrument No. 20220228-0022243, in the Register's Office of Davidson County, Tennessee, dated February 15, 2022 and recorded on February 28, 2022.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REDBUD, as recorded in Plat Book 4675, Page(s) 137 as amended in Book 4910, Page 872; Book 4937, Page 346; Book 4953, Page 846 and Book 5003, Page 925.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4845, Page 935 and Amended and Restated Restrictive Covenants recorded in Instrument No. 20160218-0015563.

This is improved property located at 15 Redbud Drive 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, Grantor has executed this instrument on this 24th day of May, 2024.

The Marc & Lindsay Tahiry Living Trust, established by the Revocable Trust Agreement of Marc Akbar Tahiry and Lindsay Faye Tahiry dated February 15, 2022

BY: _____
Marc Akbar Tahiry, Trustee

BY: _____
Lindsay Faye Tahiry, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Akbar Tahiry and Lindsay Faye Tahiry, 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 and who further acknowledged that they are the Trustees of The Marc & Lindsay Tahiry Living Trust, established by the Revocable Trust Agreement of Marc Akbar Tahiry and Lindsay Faye Tahiry dated February 15, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of May, 2024.

_____
Notary Public
My Commission Expires: _____

