Karen Johnson Davidson County
Batch# 1144579 DEEDWARR
06/07/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $976.80
20240607-0042824

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-21234

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Ali Kargarzadeh	NEW OWNER	034-03-0B-707-00
(NAME)	(NAME)	
1507 4th Ave. N. ~~707 Churchill Xing~~		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37208 ~~Madison, TN 37115~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kasey E. Mircea Snyder, f/k/a Kasey E. Mircea and Brent Snyder, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Ali Kargarzadeh, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, 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. 707, Phase 5, Building 7, Churchill Crossing Condomlnium, Master Deed of record in Book 7792, Page 915, and amended in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. Description taken from Location Plan in said Master Deed and Phase Plan in said Amendment.

Being the same property conveyed to Kasey E. Mircea, unmarried by Quitclaim Deed dated July 23, 2019, recorded July 23, 2019, in Instrument Number 20190723-0072373, in the Register's Office of Davidson County, Tennessee.

The said Kacey E. Mircea Snyder and Kacey E. Mircea being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 707 Churchill Xing, Madison, TN 37115.

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.

Witness my/our hand(s) this 5th day of June, 2024.

X _____
Kasey E. Mircea Snyder

X _____
Brent Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2024, before me personally appeared Kasey E. Mircea Snyder and Brent Snyder, 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 5th day of June, 2024.

_____
Notary Signature
My commission expires: 1/28/2028

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 6.5.24 (date of document).

Affiant Signature

6.7.24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY