Karen Johnson
Batch # 1160513
07/22/2024 01:22:51 PM
Fees: $18.00 Taxes: $4,070.00
Davidson County
DEEDWARR
3 pgs
20240722-0054774

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,100,000.00 Affiant Subscribed and sworn to before me This 12 day of July 2024. Notary Public My Commission Expires: 11/03/2025 TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	
Address New Owners as:	**Tax Bill To:**	**Map / Parcel.**
Mohammad Nazemi **5019 Mountview Place** **Brentwood, TN 37027**	New Owner	105 01 2D 001.00 CD
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Daniel C. Burton** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mohammad Nazemi** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

> **Land in Davidson County, Tennessee, being Units 1009-A, as shown on the map entitled attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1009 Southside Avenue, a Horizontal Property Regime with Private Elements, which is planned unit development, of record in Instrument No. 20160606-0056478 and amended in Instrument No. 20170815-0083709, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

Being the same property conveyed to Daniel C. Burton, by Quitclaim Deed from Ella Burton of record in Instrument No. 20240702-0050029, said Register's Office.

This is improved real property commonly known as 1009-A Southside Avenue, Nashville, Tennessee 37203.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 2024 Taxes for Davidson County, a lien not yet due and payable. Map & Parcel 105 01 2D 001.00 CD
2. Covenants as of record in Instrument No. 20160606-0056478 and Instrument No. 20170815-0083709, said Register's Office.
3. Subject to all matters on plat book 4860, page 25 and in Instrument No. 20160606-0056478, said Register's Office.
4. Charter of 1009 Southside Avenue HOA of record in Instrument No. 20160624-006478 and Instrument No. 20170829-0088859, said Register's Office.
5. If improvements are complete after January 1 of any year, and the law pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are complete, the company assumes no liability for taxes assessed by correction or supplemental assessment.

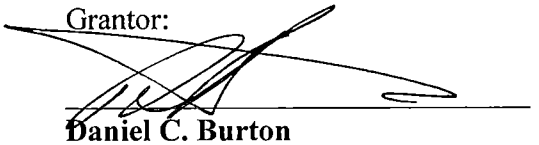
TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of July 2024

Grantor:



Daniel C. Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Daniel C. Burton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 12th day of July 2024.

Notary Public

My Commission Expires: 11/03/2025

