Karen Johnson
Batch # 1164794
08/01/2024 09:51:57 AM
Fees: $13.00 Taxes: $839.90

Davidson County
DEEDWARR
2 pgs

20240801-0058297

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-23162-24

WARRANTY DEED

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Michael J. Jacobs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of July, 2024

NOTARY PUBLIC

My commission expires: 8-21-27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Syed Z. Shah 701 Ashlawn Place Nashville, TN 37211	Same address as new owner	161-05-0A-001-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY SEVEN THOUSAND AND 00/100 Dollars ($227,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HALEY TAYLOR, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SYED Z. SHAH**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. A-1 as shown on Exhibit A-2 of the Master Deed establishing ASHLAWN PLACE CONDOMINIUMS, of record in Book 6607, Page 596 and Book 6607, Page 641; and amended in Book 7168, Page 550, together with an individual percentage interest in the common elements appurtenant to said unit as set forth in Master Deed, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Haley Taylor, a single woman, by Warranty Deed from Eric Mallon, an unmarried man, of record in Instrument No. 20230403-0024096, in the Register's Office of Davidson County, Tennessee, dated March 30, 2023, and recorded on April 03, 2023.

Being the same property conveyed to Eric Mallon, an unmarried man, by Warranty Deed from Christopher T. Tornello, II, a married man, of record in Instrument No. 20220823-0094922, in the Register's Office of Davidson County, Tennessee, dated August 17, 2022, and recorded on August 23, 2022.

Being the same property conveyed to Christopher T. Tornello, II, unmarried, by Warranty Deed from Joyce A. Cook and husband, George Borisow, of record in Instrument No. 20050225-0021122, in the Register's Office of Davidson County, Tennessee, dated February 23, 2005, and recorded on February 25, 2005.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 701 Ashlawn Place, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of July, 2024

GRANTOR(S)

Haley Taylor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Haley Taylor, 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.

WITNESS my hand and seal, this the 30th day of July, 2024.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY