Karen Johnson Davidson County
Batch# 1171520 DEEDWARR
08/16/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240816-0063222

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Basil Michael Kahwash, unmarried and Sydnee Mae Lindblom, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **CALEY FOSTER AND RYAN ROBERT PINTO, WIFE AND HUSBAND**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1614B together with all common areas as shown on the Plat attached to the "First Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 1614 Marsden I" of record in Instrument No.20140519-0042839, as amended in Instrument No. 20140606-0049616, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Basil Michael Kahwash, a single man and Sydnee Mae Lindblom, a single woman, as tenants in common by Warranty Deed from Tiffany Stenger-Steiner and Blake M. Steiner, wife and husband and Jill M. Fox, an unmarried woman of record in Instrument No. 20210601-0073059 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 01, 2021. Basil Michael Kahwash and Sydnee Mae Lindblom were married and are now divorced per Docket No. 24D189, in the Fourth Circuit Court for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1614 B Marsden Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Caley Foster **1614 B Marsden Avenue** **Nashville, TN 37216**	**Steadfast Mortgage** **1036 Stearman Drive, Ste. 6** **White House, TN 37188**	**072-11-0G-002.00**

WITNESS THE EXECUTION HEREOF this 15th day of August, 2024.

Sydnee Mae Lindblom

Sydnee Mae Lindblom

State of Tennessee
County of Davidson

On this 15th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sydnee Mae Lindblom, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 580,000.00**.

Affiant

Sworn and subscribed before me on this the 16th day of August, 2024.

Notary Public

My Commission Expires: 7/11/2026

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202408160063222

WITNESS THE EXECUTION HEREOF this 15th day of August, 2024.

Basil Michael Kahwash

State of Ohio
County of Franklin

On this 15th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Basil Michael Kahwash, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 12-12-2028

NOTARIAL SEAL STATE OF OHIO
BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Certificate of Authenticity

I, Addl Dilworth, 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 **August 15, 2024**.

Date: **08/15/2024**
Affiant Signature

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **15** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary's Seal (of on paper)