WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174530 DEEDWARR
08/26/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20240826-0065471

File No. BC-24-399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Patrick Pazirandeh	New Owner	
(NAME)	(NAME)	071-15-0K-016.00-CO
1300 Lischey Avenue, #6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **JORDAN MALKOFF, A SINGLE MAN AND ANGELA WILSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON PATRICK PAZIRANDEH, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, 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. 12 on the Plan of Douglas Market Lofts, as established by Declaration of Covenants, Conditions and Restrictions of Douglas Market Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180629-0063340, as amended in Instrument No. 20180927-0095882, Instrument No. 20191219-0131091, Instrument No. 20191119-0119363 and Instrument No. 20200129-0010607, Instrument No. 20200713-0076347, in the Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Douglas Market Lofts, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20180629-0063340, as amended in Instrument No. 20180927-0095882, Instrument No. 20191219-0131091, Instrument No. 20191119-0119363 and Instrument No. 20200129-0010607, Instrument No. 20200713-0076347, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Jordan Malkoff, a single man and Angela Oborn, a single woman, as joint tenants with right of survivorship by Warranty Deed from Lischey Douglas, LLC of record in Instrument No. 20200428-0044417 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 28, 2020.

Angela Oborn is now known of record as Angela Wilson.

This is property more commonly known as 1300 Lischey Avenue, #6, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 23rd day of August, 2024.

Jordan Malkoff by [signature]

attorney in fact

Jordan Malkoff by Angela Wilson, his Attorney-In-Fact

[signature]

Angela Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2024, before me personally appeared Angela Wilson, 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 23rd day of August, 2024.

[signature]

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2024, before me personally appeared **Angela Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Jordan Malkoff**, and that this instrument was executed on behalf of the said **Jordan Malkoff** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. __202408260065470__, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 23rd day of August, 2024.

[signature]

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 **8/23/2024**.

Date

Affiant Signature

8/23/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY