THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848501**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $438,000.00. Ragan D. Veach Affiant Subscribed and sworn to before me, this 30th day of August, 2024. Notary Public My Commission Expires: 7-6-26

Karen Johnson Davidson County
Batch# 1176019 DEEDWARR
08/30/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20240830-0067085

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tara Brenneman 11546 Niagara Drive Fisher's, IN 46037	New Owner	Tax Parcel ID No. 173 09 0A 571.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peiman Dosky, unmarried woman and Redir Jihad Yasin, unmarried man, joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tara Brenneman, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 545, as shown on the map entitled SECTION ONE OF PHASE EIGHT, LENOX VILLAGE, of record in Instrument No. 20060824-0104608, 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 Peiman Dosky, unmarried woman and Redir Jihad Yasin, unmarried man, joint tenants with right of survivorship, by Quitclaim Deed from Peiman Dosky, unmarried woman, of record in Instrument No. 20160428-0041304, in the Register's Office of Davidson County, Tennessee, dated April 26, 2016, and recorded on April 28, 2016.

Being the same property conveyed to Peiman Dosky, unmarried woman, by Warranty Deed from Judy M. Huskey fka Judy M. Degady and husband, Joseph J. Huskey, Sr. of record in Instrument No. 20160422-0039386, in the Register's Office of Davidson County, Tennessee, dated April 19, 2016, and recorded on April 22, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE OF PHASE EIGHT, LENOX VILLAGE, as recorded in Instrument No. 20060824-0104608.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458; Instrument No. 20040526-0062220; Instrument No. 20050324-0032209 as amended in Instrument No. 20050815-0096405; and further supplemented in Instrument No. 20060120-0007914; Instrument No. 20060321-0032383; Instrument No. 20080326-0030439; Amendment in Instrument No. 20070103-0001284; Instrument No. 20070830-0104306 and Instrument No. 20220228-0022407.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459; Instrument No. 20040526-0062221; Instrument No. 20060120-0007913; Instrument No. 20060321-0032382 and amended in Instrument No. 20080326-0030449.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020628-0078164; Instrument No. 20020722-0087469 and Instrument No. 20051213-0149579.

This is improved property located at 2344 Alteras Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2024.

Peiman Dosky

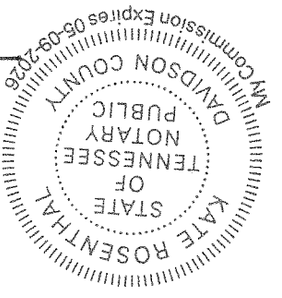
Redir Jihad Yasin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peiman Dosky and Redir Jihad Yasin, 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, at office, this 30th day of August, 2024.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

for Electronically Filed Document

I, Lori Warren, 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 8-30-24 (date of document).

Date: 8-30-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 30th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026