Karen Johnson Davidson County
Batch# 1177964 DEEDWARR
09/04/2024 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240904-0068119

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 6/23/25

File #24-PA-0613-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Khalat Fatah Sayni	**New Owner**	
(NAME)	(NAME)	147 01 0 241.00
613 Harding Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUSTYN M. JABLONSKI, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KHALAT FATAH SAYNI, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of CALDWELL HALL, SECTION II, of record in Plat Book 2900, Page 96, 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 Austyn M. Jablonski, a single woman, by Warranty Deed from Mary Jessica Ryner, married, of record in Instrument No. 20161213-0130343, in the Register's Office of Davidson County, Tennessee, dated December 09, 2016, and recorded on December 13, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL HALL, SECTION II, as recorded in Plat Book 2900, Page(s) 96.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 108.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3097, Page 407.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 613 Harding Place, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 29th day of August, 2024.

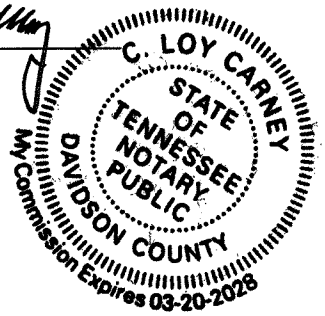
Austyn M. Jablonski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2024, before me personally appeared Austyn M. Jablonski, 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 29th day of August, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Linzie Hahn, 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 8/29/24.

Date

L Hahn

Affiant Signature

8/29/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 29th day of August, 2024.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028