Karen Johnson Davidson County
Batch# 1182886 DEEDWARR
09/18/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $6,752.50
20240918-0072180

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00 Kenzi Memurtry Affiant Subscribed and sworn to before me, this 12TH day of SEPTEMBER, 2024. Carmen Coats Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Shaiza Rizavi Revocable Trust dated October 16, 2019 1010 Lawrence Avenue, Nashville, TN 37204	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-13-0-166

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARA A. WERNER TRUST DATED FEBRUARY 15, 2023, AND ANY AMENDMENTS THERETO** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SHAIZA RIZAVI REVOCABLE TRUST DATED OCTOBER 16, 2019** ("Grantee"), Grantee's 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 the west one-half of Lot No. 6 on the plan of McAllister Property, of Record in Book 421, Page 10, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara A. Werner, Trustee or her successors in interest, of the Sara A. Werner Trust dated February 15, 2023, and any amendments thereto by Deed dated April 28, 2023 from Sara Werner, now an unmarried woman, recorded May 2, 2023, in Instrument Number 202305020032429, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1010 Lawrence Avenue, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 11TH day of September, 2024.

SARA A. WERNER TRUST

SARA A. ~~WERNER~~, Trustee

STATE OF Calif.)
)
COUNTY OF Marin)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SARA A. WERNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **SARA A. WERNER TRUST DATED FEBRUARY 15TH, 2023, AND ANY AMENDMENTS THERETO** and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 11th day of Sept., 2024.

Notary Public
My Commission Expires: 8-1-25

J. P. SHAW
Notary Public - California
Marin County
Commission # 2368674
My Comm. Expires Aug 1, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **September 11, 2024**.

Affiant Signature

September 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25