Karen Johnson Davidson County
Batch # 1188426 DEEDWARR
10/01/2024 02:19:11 PM 3 pgs
Fees: $18.00 Taxes: $1,626.15

20241001-0076098

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$439,500.00** (Four Hundred Thirty-Nine Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 25th day of September, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES:

DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (NOTARY SEAL) My Commission Expires 03-09-2027

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lauren R. Sabet and Andrew N. Sabet and Joanne Ruise 410 Ashlawn Court Nashville, TN 37215	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	131060G41000CO

WARRANTY DEED

FOR AND IN 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, **DAVID EVERETT WARD, AN UNMARRIED MAN AND BRADLEE M. WARD, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN R. SABET AND ANDREW N. SABET, WIFE AND HUSBAND AS TO A 2/3 (TWO-THIRDS) INTEREST AND JOANNE RUSIE AS TO A 1/3 (ONE-THIRD) INTEREST, THE 2/3 (TWO-THIRDS) INTEREST AND 1/3 (ONE-THIRD) INTEREST AS THEY RELATED TO ONE ANOTHER, ARE TO BE HELD AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium in Davidson County, Tennessee, being Unit No. 410 of Burton Hills, Village of Ashlawn, a Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, Page 696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to James E. Ward and wife, Betty W. Ward by deed from Dixie F. Powell, Trustee, under the Last Will and Testament of Katherine L. Thompson, deceased, of record in Instrument No. 20001130-0117404, dated November 29, 2000 and recorded on November 30, 2000. The said Betty W. Ward having since died June 20, 2014, leaving James E. Ward as surviving tenant by the entirety. The said James E. Ward having since died, intestate, on October 22, 2022.

The Heirs at Law for James E. Ward are David Everett Ward and Bradlee M. Ward, as evidenced by Affidavit of Heirship of record in Instrument No. 20241001-0076097, Register's Office for Davidson County, Tennessee.

The said Bradlee M. Ward hereby makes oath that the above-described property has never been the domicile of the said Bradlee M. Ward.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **410 ASHLAWN COURT** **NASHVILLE, TN 37215**

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

LTSR Number: GTE File: 2024087234

WITNESS, this 25th day of September 2024

David Everett Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Everett Ward** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of September 2024.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

WITNESS, this _____ day of September 2024

Bradlee M. Ward

STATE OF NEW YORK)
COUNTY OF _____)

On this _____ day of September 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradlee M. Ward** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the _____ day of September 2024.

Notary Public

Commission Expires: _____

WITNESS, this 25th day of September 2024

David Everett Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Everett Ward** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of September 2024.

Notary Public

Commission Expires: _____

WITNESS, this _____ day of September 2024

X _____
Bradlee M. Ward

STATE OF NEW YORK)
COUNTY OF New York)

On this 24th day of September 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradlee M. Ward** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of September 2024.

RACQUEL V GORDON
Notary Public - State of New York
No. 01GO0010470
Qualified in Bronx County
My Commission Expires June 30, 2027

Notary Public

Commission Expires: 6-30-2027