WARRANTY DEED

Karen Johnson Davidson County
Batch# 1189773 DEEDWARR
10/04/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20241004-0077033

T-ROA-24-729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremiah Fay	**New Owner**	
(NAME) **729 Lake Terrace Dr.**	(NAME)	**150-02-0-362.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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, **DASHTAN N. OBAID, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMIAH FAY, AN UNMARRIED MAN,** 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. 21B on the Plan of Zone Lot Division of Lots 18, 21, 22, 23, 24 and 46 Harbor Gate, Section One, Revised of record in Plat Book 6250, Page 344, 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 David J. Cantrell, a married man by Warranty Deed from Susan G. Jorgensen, an unmarried woman of record in Instrument No. 20180423-0037910 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018.

Being the same property conveyed to Dashtan N. Obaid, unmarried by Warranty Deed from David J. Cantrell, a married man of record in Instrument No. 20221209-0128401 Register's Office for Davidson County, Tennessee, dated December 7, 2022 and recorded on December 09, 2022.

The execution of this instrument is affected by the signature of Jiman N. Obaid as Attorney-in-Fact for Dashtan N. Obaid, which Power of Attorney is recorded in Instrument Number 20241001-0076110, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 712 amended in Book 6250, Page 344, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6221, Page 253 and Book 6486, Page 436 and Book 6501, Page 550 and Book 6597, Page 157, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **729 Lake Terrace Dr., Nashville, Tennessee 37217**.

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 nclude 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 1st DAY OF OCTOBER, 2024.

Dashtan Obaid by Jiman Obaid
Attorney in Fact

Dashtan N. Obaid by Jiman N. Obaid, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jiman N. Obaid, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DASHTAN N. OBAID, and who acknowledged he/she/they executed the same as the free act and deed of the said DASHTAN N. OBAID.

Witness my hand and official seal, this the 1st of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 10/1/2024.

Affiant Signature – Joshua A. Terry

10/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/3/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27