Karen Johnson Davidson County
Batch# 1190804 DEEDWARR
10/07/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20241007-0077769

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-24-7521

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monieca Shiwratan	NEW OWNER	
(NAME) 1403B 10th Avenue North	(NAME) 1403B 10th AVENUE NORTH	081-12-4C-002.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) NASHVILLE, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Whitney Babb and Preston Babb, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monieca Shiwratan, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B as shown on Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1403 10th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180222-0016930, 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 Whitney Babb and Preston Babb, wife and husband by Warranty Deed from Progressive Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190111-0003146 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 11, 2019.

This is property more commonly known as 1403B 10th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 30th day of ~~October~~ SEPTEMBER WP DB, 2024.

Whitney Babb

Whitney Babb

Preston Babb

STATE OF Texas
COUNTY OF Bexar

On this 30th day of October, 2024, before me personally appeared Whitney Babb and Preston Babb, 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 30th day of ~~October~~ SEPTEMBER KMH, 2024.

Notary Signature
My commission expires: 10/6/2024

RAQUEL MOHL HAWKINS
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 132712091

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 372[illegible]3

Certificate of Authenticity

I, ALLISON TAYLOR, 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 30, 2024**.

Date

Affiant Signature

October 7, 2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this **7** day of **October**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)