7827

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2024.

Notary Public

COMMISSION EXPIRES:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES: MARCH 9, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1192393 DEEDWARR
10/10/2024 02:33:30 PM 2 pgs
Fees: $13.00 Taxes: $1,361.60
20241010-0078838

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Reese Nazanin Moghbeli	NEW OWNER	104-04-0E-407-00
(NAME)	(NAME)	
214 Kent Road		
(ADDRESS)	(ADDRESS)	
Ardmore, PA 19003		
(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, **we, Gabriel Sabbaj Spieler and Fernanda Monserrat Herrera Spieler, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Reese and Nazanin Moghbeli, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 407, 1101 Eighteenth Avenue South, as shown on the Master Deed recorded at Instrument No. 20080607-0096688, re-recorded at Instrument No. 20060817-0101760, amended in Instrument No. 20090624-0058837, 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 Gabriel Sabbaj Spieler and Fernanda Monserrat Herrera Spieler aka Fernanda M. Herrera Spieler, husband and wife, by Warranty Deed from Brian A. Christensen, Trustee of the Brian A. Christensen Trust, dated March 7, 2018, of record in Instrument No. 20200515-0050463, Register's Office Davidson County, Tennessee.

Coleman R. Dixon executed this instrument as Attorney in Fact on behalf of Gabriel Sabbaj Spieler and Fernanda Monserrat Herrera Spieler, husband and wife, pursuant to the Power of Attorney recorded in Instrument No. 20241003-0076973 Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantees and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1101 18th Avenue South, #407 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37212 (Postal Zip)

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, successors 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, successors 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 our hands this 10th day of October, 2024.

Gabriel Sabbaj Spieler by _____, Attorney-In-Fact
Gabriel Sabbaj Spieler by Coleman R. Dixon, Attorney-In-Fact

Fernanda Monserrat Herrera Spieler by _____, Attorney-In-Fact
Fernanda Monserrat Herrera Spieler by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Gabriel Sabbaj Spieler and Fernanda Monserrat Herrera Spieler, being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of October, 2024.

SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

_____
Notary Public

My Commission Expires:

Certificate of Authenticity

I, Anthony N. Greco, 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 the 10th day of October, 2024.

_____ 10/10/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 10th day of October, 2024.

_____
Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027