Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-24-4771

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-KW-6353C

Karen Johnson Davidson County
Batch # 1196537 **DEEDWARR**
10/22/2024 10:51:15 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20241022-0081983

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2024

Notary Public

Commission Expires: 03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexandra Naifeh 6353 Columbia Avenue #C Nashville, TN 37209	First Citizens National Bank 200 W. Court Street Dyersburg, TN 38024	091-13-1H-001.00

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,

Carol Anne Ramsey, Trustee of The CAR Living Trust,
Under Declaration of Trust dated September 11, 2023

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Naifeh, a single woman

HEREINAFTER CALLED THE GRANTEES, 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. C on the Plan of Columbia Avenue Residences II, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190123-0006686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Carol Anne Ramsey by Warranty Deed from Ronald Steven Reed and Carolyn Renee Reed, husband and wife, dated March 24, 2021 and recorded March 26, 2021 in Instrument No. 20210326-0039807, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The CAR Living Trust, with Carol Anne Ramsey acting as the Trustee, by Quitclaim Deed from Carol Anne Ramsey, an unmarried individual, dated September 11, 2023 and recorded September 14, 2023 in Instrument No. 20230914-0072043, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6353 Columbia Avenue #C, Nashville, TN 37209

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 so 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.

Dated this the 18th day of October, 2024.

The CAR Living Trust, Under Declaration of Trust dated September 11, 2023

By: Carol Anne Ramsey
Carol Anne Ramsey, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18th day of October, 2024, before me personally appeared Carol Anne Ramsey, Trustee of The CAR Living Trust, Under Declaration of Trust dated September 11, 2023, 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 18th day of October, 2024.

A.C. Martin
Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD