Karen Johnson Davidson County
Batch # 1197814 DEEDWARR
10/25/2024 10:28:54 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20241025-0082957

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948961**	STATE OF TENNESSE COUNTY OF DAVIDS The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 24th day of October, 2024. Notary Public My Commission Expires: My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Stephanie Zertuche 6955 Highland Park Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143-03-0A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dijin Tahir, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Lynn Zertuche, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit(s) located in Davidson County, Tennessee, being Unit No. F-4, together with the appurtenant interest in the common elements of Phase Two, Harpeth Glen Condominium Apartments Condominiums established by The Master Deed of record in Book 4546, page 658, Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "A" attached to the First Amendment to said Master Deed of record in Book 4630, page 504, said Register's Office, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DIJIN TAHIR, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20230606-0042834, dated May 26, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 143-03-0A-001.00.

Matters shown on the Plan of record in Plat Book 4460, page 99, said Register's Office.

Master Deed of record in Book 4546, page 658, amended in Book 4630, page 504, Book 4872, page 973 and Book 9797, page 493, said Register's Office.

ByLaws of Harpeth Glen Condomium of records in Book 5583, page 756 and Book 7538, page 346 and in Instrument No. 20070724-0087868, corrected by Scrivener's Affidavit of record in Instrument No. 20110624-0048453, amended in Book 5720, page 447, Book 8017, page 310 and Instrument no. 20010123-0006812, said Register's Office.

This is improved property located at 6955 Highland Park Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2024.

Dijin Tahir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dijin Tahir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026