WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201095 DEEDWARR
11/04/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20241104-0085478

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/21/28

(AFFIX SEAL)

MELANIE JUDD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zhoobin Mohammadabadi	Zhoobin Mohammadabadi	102-07-0A-041.00
(NAME)	(NAME)	
6680 Charlotte Pike, Unit F4	916 Tavistock Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Antioch TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, I/we Maria Ann Abraham, **a single woman** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zhoobin Mohammadabadi, unmarried man** hereinafter called the GRANTEE(S), his/her/their 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. F-4, West Meade Condominiums, created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5923 page 704, amended in Book 6277 page 653, Book 7333 page 415 and Book 7333 page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, Registers Office for Davidson County, Tennessee, with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of record in Book 5200 page 430, Registers Office for Davidson County, Tennessee, to which reference is hereby made.
Being the same property conveyed to Maria Ann Abraham, single woman by Warranty Deed from Biplab Bhattacharjee and wife, Shuvra Bhattacharjee, and Ayanava Bhattacharjee, unmarried, dated 03/15/2018, of record in Instrument No. 20180319-0025278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6680 Charlotte Pike, Unit F4, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 31st day of Oct., 2024.

Maria Ann Abraham

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Ann Abraham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31ST day of OCTOBER, 2024..

Notary Public: LUKE MARTIN
My Commission Expires: 07-03-2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 November 4, 2024.

Custodian's Signature — 11/4/24 date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this November 4, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/21/28

