Karen Johnson
Batch # 1207733
11/21/2024 03 11 18 PM
Fees $13 00 Taxes $1,424 50
Davidson County
DEEDWARR
2 pgs
20241121-0091224

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-23538-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LINDSAY B FATTAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

The actual consideration or value, whichever is greater, for this transfer is
$385,000 00

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2024

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Magdalena Tamiian<br>5340 Hunters Ridge<br>Nashville, TN 37211 | New Owner | 161 10 0A 174 00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cassie Lucinda Nelson, Administrator of The Estate of Cassandra Leigh Nelson, and as an individual heir-at-law** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Magdalena Tamiian, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 Lot No 139 on the Plan of VILLAGES OF BRENTWOOD, PHASE TWO, of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cassandra L Nelson, by Warranty Deed from Ly B. Do, unmarried, of record in Instrument No 20031208-0175557, in the Register's Office of Davidson County, Tennessee, dated November 26, 2003, and recorded on December 08, 2003 The said Cassandra L Nelson AKA Cassandra Leigh Nelson died on November 4, 2023, intestate, devising subject property to Heirs at Law of Cassandra L Nelson. See Probate Case No 23P2444, Davidson County Probate Court

This is improved property located at **5340 Hunters Ridge, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

**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 Whenever used, the singular number 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 18th day of November, 2024.

GRANTOR:

The Estate of Cassandra Leigh Nelson

By: Cassie Lucinda Nelson

Cassie Lucinda Nelson, Administrator,
and as an individual heir-at-law

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Administrator, **and an individual heir-at-law** of Cassie Lucinda Nelson, Administrator of The Estate of Cassandra Leigh Nelson, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 18th day of November, 2024.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rozalind Ruth

Notary Public
My Commission expires: 1/4/2027

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-EXP-24-53490