Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1208817
11/27/2024 10:11:48 AM
Fees: $13.00 Taxes: $2,182.93

Davidson County
DEEDWARR
2 pgs

20241127-0092836

WARRANTY DEED

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan G. Throne Anne Marie Throne	**New Owner**	148050O100CO
(NAME)	(NAME)	
346 Margo Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Delshad Omer, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anne Marie Throne and Ryan G. Throne, wife and husband,** 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 A as established by Declaration of Covenants, Conditions, and Restrictions for The Cottages at 329 Leo Lane, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B), of record in Instrument Number 20230830-0067885 and Scrivener's Error Affidavit recorded in Instrument Number 20231201-0092767, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being a portion of the property conveyed to Delshad Omer by deed from Ling L. Ha and spouse, Ha Pai, and Ha Cium, unmarried, of record in Instrument Number 20230502-0032290, said Register's office.

This property is not the marital residence of the Grantor.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 346 Margo Lane, Nashville, TN 37211
(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 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. 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 my/our hands this 26th day of November, 2024.

Delshad Omer

State of Tennessee
County of Davidson

Personally appeared before me Delshad Omer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of November, 2024.

Notary Public
My Commission Expires:
10-21-2028
File No.: 17443

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County