return to
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 19446

Name and Address of New Owner:
Amira Tahir
6979 Sunnywood Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1208830 DEEDWARR
11/27/2024 10:40:25 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20241127-0092856

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 172120D58700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Eric Lorenzon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amira Tahir,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Condominium No. 317-C of the Town Center at Lenox Village, shown as part of Unit "H" on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427, said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended; Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 amend the Supplemental instruments of record as instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

Being the same property conveyed to Daniel Eric Lorenzon by Warranty Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership dated December 5th 2019 and recorded December 6th 2019 of record in Instrument No. 20191206-0126298 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 6979 Sunnywood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2024.

Daniel Eric Lorenzon (SEAL)
Daniel Eric Lorenzon

STATE OF ~~FLORIDA~~ Texas
COUNTY OF Dallas

On this 21st day of November, 2024, before me personally appeared **Daniel Eric Lorenzon**, 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 this 21st day of November, 2024.

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2024

Notary Signature
My commission expires: 12/8/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Daniel Eric Lorenzon
Affiant

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

Sworn to and subscribed before me this 21 day of November, 2024.

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2024

Notary Signature
My commission expires: 12/8/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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Certificate of Authenticity

I, Greg Feuerbetter, 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 11/21/24.

Date

Affiant Signature

11.21.24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2024.

Notary's Signature

My Commission Expires: 3/22/26

Date

Notary's Seal (if on paper)

