WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213511 DEEDWARR
12/09/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20241209-0095484

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $364,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/03/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-13907-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Salman Farabi and Cathy Jane Van Lit	CMG Mortgage, Inc.	105-14-0D-206.00-CO
2201 8th Avenue South #206	3160 Crow Canyon Rd, Ste 400	
Nashville, TN 37204	San Ramon, CA 94583	

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,

Christopher Shawn Yeager, a married man, and Marie Elayne Cagle, an unmarried woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Salman Farabi and Cathy Jane Van Lit, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 206 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 1 01 , et seq., of record as Instrument No. 20061 116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed.

Being the same property conveyed to Christopher Shawn Yeager, an unmarried man and Marie Elayne Cagle, an unmarried woman, as tenants in common with right to survivorship by Warranty Deed from James Edward Williams of record in Instrument No. 20140313-0020989 Register's Office for Davidson County, Tennessee, dated March 11, 2014 and recorded on March 13, 2014.

Samah El Harrak joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2201 8th Avenue South #206 Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 3, 2024.

Christopher Shawn Yeager

Samah El Harrak

Marie Elayne Cagle by Christopher Shawn Yeager, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Christopher Shawn Yeager, Samah El Harrak, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 3, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher Shawn Yeager, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Marie Elayne Cagle, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Marie Elayne Cagle and is authorized by Marie Elayne Cagle, to execute this instrument on her behalf.

Witness my hand and official seal, this December 3, 2024.

Notary Public

My Commission Expires: 9/20/25

File #: 2024-13907-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 December 9, 2024

Affiant Signature _____

December 9, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of December 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY