Karen Johnson Davidson County
Batch# 1240584 DEEDWARR
02/25/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20250225-0013952

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-25-344

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of February, 2025

Notary Public

Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria Jarvio and Ashley Emerson 863 Longhunter Ct Nashville, TN 37217	New American Funding 1795 International Way Idaho Falls, ID 83402	135-08-0A-863.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sally Lynn Rahko and Dean Arnold Rahko, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Esther Jarvio Salomon and Ashley Nicole Emerson, a married couple

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 No. 863 on the Plan of Tract No 19, Site Plan, Nashboro Village, as of record in Book 5200, Page 80, Registers Office for Davidson County, Tennessee, and being further established by the Master Deed of record in Book 5333, Page 957, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Sally Lynn Rahko and Dean Arnold Rahko, wife and husband by Warranty Deed from Margaret Goldgor, unmarried of record in Instrument No. 20200304-0023637 Register's Office for Davidson County, Tennessee, dated February 26, 2020 and recorded on March 04, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 863 Longhunter Ct, Nashville, TN 37217

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 so 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.

Dated this the 21st day of February, 2025.

Sally Lynn Rahko by Lori Milner, her Attorney-In-Fact

Dean Arnold Rahko by Lori Milner, his Attorney-In-Fact

STATE OF FL
COUNTY OF PAM

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Lori Milner as Attorney in Fact for Sally Lynn Rahko and Dean Arnold Rahko, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Sally Lynn Rahko and Dean Arnold Rahko, for the purposes therein contained.

Witness my hand, at office, this ~~21~~ 21st day of February, 2025.

Notary Signature
My commission expires:

BEVERLY HAGER
Commission # HH 609241
Expires May 6, 2025

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23825-mc

WARRANTY DEED

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/21/2025 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/21/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

