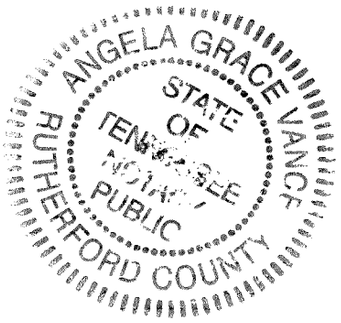
Karen Johnson Davidson County
Batch# 1241909 DEEDWARR
02/27/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20250227-0014708



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $314,900.00

Affiant

Subscribed and sworn to before me, this 25 day of February, 2025.

Notary Public
My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Monte Dawn Talley **Kenneth Niazi**	**Fairway Independent Mortgage**	**142060C02500CO**
818 Williamsburg West Drive	**4201 Marsh Lane**	
Nashville, TN 37221	**Carrollton, TX, 75007**	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 88 Williamsburg West Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monte Dawn Talley and Kenneth Niazi, 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 No. 18-B, of Doral Country Villas,Section V, of record in Book 5050, Page 93, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5011, Page 395, amended in Book 5015, Page 251; Book 5124, Page 163; Book 5194, Page 134 and Book 5194, Page 136, said Register's Office, and the By-Laws of record in Book 5011, Page 429, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Doral Country Villa contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Erin Dias, Trustee of The 88 Williamsburg West Drive Trust, by Warranty Deed from Cathie J Williams, an unmarried person, dated September 19, 2024, of record in Instrument No. 20240923-0073582, in the Register's Office for Davidson County, Tennessee.

The 88 Williamsburg West Drive Trust retains the right of first refusal to purchase the Subject Property if the purchaser, his/her/their heirs, successors, and/or assigns, decide at any time to offer the property for sale to any party other than The 88 Williamsburg West Drive Trust pursuant to the terms and provisions of that Right of First Refusal Agreement entered into by and between the Grantor and Grantee herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The lien of 2025 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as: 818 Williamsburg West Dr. Nashville, TN 37221

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 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.

_____ Date: 2-25-25

The 818 Williamsburg West Dr. TRUST

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 818 Williamsburg West Dr TRUST and that she is authorized by the 818 Williamsburg West Dr TRUST to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

202502270014708

Tennessee Certification of Electronic Document

I, Jennifer Russell 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 2/25/25 (date of document).

Jennifer Russell
Affiant Signature

2/27/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

