Karen Johnson Davidson County
Batch# 1249167 DEEDWARR
03/21/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250321-0021382

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ABBEY WINDLE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/08/2028	STATE OF TENNESSEE) COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $875,000.00 Affiant Subscribed and sworn to before me, this 11TH day of MARCH, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Elliot Cohn and Stacey Cohn 3029 Brightwood Avenue, Nashville, TN 37212	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117 08 0J 002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELLIOT COHN, AND STACEY COHN, HUSBAND AND WIFE,** (collectively, "Grantee"). Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Lombardy Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lombardy Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061222-0158543, Register's Office for Davidson County, Tennessee, to which reference is hereby made- The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lombardy Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158543, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Reza Frazmand and Suzy Frazmand, husband and wife by Deed dated August 20, 2018 from Ali Frazmand, unmarried, recorded August 21, 2018, in Instrument Number 201808210082870, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **3029 Brightwood Avenue, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2025.

REZA FRAZMAND

SUZY FRAZMAND

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REZA FRAZMAND AND SUZY FRAZMAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of March 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/12/2025 (date of document).

Affiant Signature

3/12/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

