This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5452-AP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $241,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1260591 DEEDWARR
04/16/2025 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $891.70
20250416-0029133

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vicki Jo Tarantino 210 old Hickory Blvd #75 Nashville TN 37221	New Owner	142-04-0A-075-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sonia Rahimi, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Vicki Jo Tarantino and Michael A. Lettiere, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit No. 75, together with the appurtenant common elements of the Belle Forest Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Forest of record in Book 5438, page 699, as amended, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Forest Condominium Apartments of record in Book 5200, page 167, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Sonia Rahimi, a single woman by Warranty Deed from Allison Marie Ruari and Jared Hillary Ruari, wife and husband, dated May 10, 2023, recorded May 17, 2023, of record in Instrument No. 20230517-0036894, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Allison Marie Ruari and Jared Hillary Ruari, wife and husband by Warranty Deed from Janet Deborah Rice, unmarried, dated November 14, 2018, recorded December 10, 2018, of record in Instrument No. 20181210-0119856, said Register's Office.

This is improved property located at: **210 Old Hickory Boulevard, 75, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 16th day of April, 2025

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GRANTOR:

Sonia Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sonia Rahimi, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202504160029133

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04/16/2025.

Affiant Signature

04/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/16/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY