This instrument prepared by
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number 4-5707-TM

Karen Johnson Davidson County
Batch # 1269207 DEEDWARR
05/06/2025 10 53 46 AM 3 pgs
Fees $18 00 Taxes $2,127 50
20250506-0035234

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RR-25-118

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/07/2025 DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1st day of May, 2025

Notary Public
My Commission Expires: 7-7-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sidney Vafaie-Partin and Scott Partin and Mahasti Vafaie 118 Colbert Way Nashville, TN 37206	Primis Mortgage Company 5535 Currituck Dr. #120 Wilmington, NC 28403	084 01 0F 012 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Amy Leah Marie Newton, a single woman, and Darren Stan Newton, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Sidney Vafaie-Partin, a single man and Scott Partin and Mahasti Vafaie, a married couple, tenants in common with the 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 12 of JOULE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing JOULE, a Horizontal Property Regime, of record in Instrument No 20160815-0084729, as amended in Instrument Nos 20170426-0041065 and 20171204-0123409, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Darren Newton and Amy Newton, a Married Couple, by Warranty Deed from Colbert 118, LLC, a Tennessee limited liability company, of record in Instrument No 20230323-0021054, in the Register's Office of Davidson County, Tennessee, dated March 21, 2023 and recorded on March 23, 2023

This is ☒ improved or ☐ unimproved property located at: **118 Colbert Way, Nashville, TN 37206**

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 24th day of April, 2025

GRANTOR:

Amy Leah Marie Newton.

Amy Leah Marie Newton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Amy Leah Marie Newton** 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 24th day of April, 2025

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires 5-9-26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2025.

GRANTOR:

Darren Stan Newton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Darren Stan Newton,** 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2025

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. 5-9-2026