14547

WARRANTY DEED

Karen Johnson
Batch # 1269806
05/07/2025 10 04 48 AM
Fees $13 00 Taxes $962 00

Davidson County
DEEDWARR
2 pgs

20250507-0035629

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Avan F Spindary Farhad Spindary	Pinnacle Bank	163160A14300CO
(NAME)	(NAME)	
1902 Isabelle Lane	1503rd Ave, S., #1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Farhad Spindary, married ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Avan F. Spindary, an unmarried man, and Farhad Spindary, a married man, tenants in common with right of survivorship,** 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 254 on the Plan of Phase Two, Provincetown, a horizontal property regime with private elements of record in Instrument No 20050609-0066104, Exhibit "A-1", Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Farhad Spindary, a married man, by deed dated 3/8/2024 of record in Instrument No 20240311-0016561, Register's Office for Davidson County, Tennessee

This property is not a marital residence of the Grantors

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 1902 Isabelle Lane, Nashville, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

Witness my/our hands this 2nd day of May, 2025

Farhad Spindary

State of Tennessee
County of Davidson

Personally appeared before me Farhad Spindary, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 2nd day of May, 2025

Notary Public
My Commission Expires 10/21/2028
File No 17597

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY