Karen Johnson Davidson County
Batch# 1269959 DEEDWARR
05/07/2025 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20250507-0035860

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

Y-C-25-1410B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Kashif	**Same as New Owner**	
(NAME) **1410-B Harwood Drive**	(NAME)	**072-16-0I-002.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN A. EASON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER KASHIF, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1410 Harwood Drive Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20140806-0070722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin A. Eason, a single man by Warranty Deed from Astercor Group, LLC, a Tennessee limited liability company of record in Instrument No. 20161102-0115776 Register's Office for Davidson County, Tennessee, dated October 26, 2016 and recorded on November 02, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 103 and Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for 1410 Harwood Drive Townhomes, a Horizontal Property Regime With Private Elements and By-Laws appended thereto, of record in Instrument No. 20140806-0070722, and as amended by First Amendment of record in Instrument No. 20161026-0113424, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of the 1410 Harwood Drive Townhomes, a Horizontal Property Regime with Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1410 Harwood Drive Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20140806-0070722, Register's Office of Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20161019-0110653, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1410-B Harwood Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 6th DAY OF MAY, 2025.

Justin Eason

Justin A. Eason

Hannah Eason

Hannah Eason

Hannah Eason, spouse of Justin A. Eason, hereby joins in this conveyance and does transfer and convey any and all marital interest Hannah Eason may have in and to the above-described tract or parcel of land.

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN A. EASON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH EASON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** 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 May 6th and 7th, 2025

Affiant Signature May 7, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 7th day of May, 2025.