Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 10673

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450724

Karen Johnson
Batch # 1273510
05/15/2025 10 28.10 AM
Fees $13 00 Taxes $1,579 90
Davidson County
DEEDWARR
2 pgs
20250515-0038245

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $427,000 00

Terri Lynn Francesc
Affiant

Subscribed and sworn to before me, this 13th day of May, 2025

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information:
Shervin Shirani	Old National Bank	Tax Parcel ID No
601 Old Hickory Boulevard #79	One Main St.	171 03 0B 275 00
Brentwood TN 37027	Evansville IN 47708	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terri Lynn Francescon, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shervin Shirani, a single man**, ("Grantees"), their 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 Lot No. 37 on the Plan of TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, R20 RESIDENTIAL P U D , of record in Plat Book 9700, Page 957, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Terri Lynn Francescon, a married woman, by Warranty Deed from Steven Berkowitz, Trustee of the Steven Berkowitz Revocable Trust, of record in Instrument No 20240216-0010836, in the Register's Office of Davidson County, Tennessee, dated February 14, 2024, and recorded on February 16, 2024. Said property has never been the marital residence of Grantor and is not subject to any marital rights therein

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, R20 RESIDENTIAL P.U.D , as recorded in Plat Book 9700, Page(s) 957.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U D BOUNDARY FREDERICKSBURG, as recorded in Plat Book 7900, Page 509

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65 and amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541

Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435 and amended in Book 10224, Page 683 and corrected in Book 10294, Page 850, amended in Instrument No 20000718-0070558 and re-recorded in Instrument No 20050705-0076596 and Amended and Restated recorded in Instrument No. 20191127-0122852

Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531 and amended in Book 11682, Page 75

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843

Covenants, Conditions and Restrictions as set forth in Fredericksburg Subdivision Section Seven Restrictive Covenants recorded in Book 10453, Page 931

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269

Easement for Water and Sewerage Service, recorded in Book 9698, Page 81; Book 9698, Page 124, Book 10012, Page 756; Book 11201, Page 713 and Book 11201, Page 790

Easement for Bellsouth Telecommunications, recorded in Book 10709, Page 143

Easement for Cable Television Easement and Maintenance Agreement, recorded in Instrument No 20000516-0049387

Easement recorded in Instrument No 20131021-0109635

Note The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, R20 RESIDENTIAL P U D., nor any proof that they are publicly maintained.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920 and Book 10584, Page 134

Charter for Fredericksburg Homeowners Association, Inc recorded as Book 8920, Page 40

Charter for Townhomes of Fredericksburg Homeowners Association, Inc recorded as Book 10126, Page 430.

Charter for Fredericksburg Townhome Association, Inc recorded as Book 11550, Page 529

Bylaws for Fredericksburg Homeowners Association, Inc recorded as Book 8920, Page 45 and amended in Book 10694, Page 539

Bylaws for Townhomes of Fredericksburg Homeowners Association, Inc recorded as Book 10126, Page 486 and amended in Book 10275, Page 959 and Instrument No 20150102-0000219 and Instrument No 20191127-0122853

Bylaws for Fredericksburg Townhome Association, Inc recorded as Book 11550, Page 554

Common Open Space Deed recorded as Book 11753, Page 208

This is improved property located at 601 Old Hickory Boulevard #79 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 13th day of May, 2025

Terri Lynn Francescon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terri Lynn Francescon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 13th day of May, 2025.

Notary Public
My Commission Expires _____

JONATHAN B HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027