Karen Johnson Davidson County
Batch# 1274087 DEEDWARR
05/16/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20250516-0038693

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mir Salar Adili and Julia Perini	United Nations Federal Credit Union	
(NAME) 1008 A Villa Place	(NAME) Court Square Place 24-01 44th Road	105-01-1K-002.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Long Island City, NY 11101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PATRICK H. CLINE AND ERIN ELEANOR MCCARTHY-CLINE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIR SALAR ADILI AND JULIA PERINI,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being a certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements of 1008 Villa Place, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1008 Villa Place, a horizontal property regime with private elements, of record in Instrument No. 20180626-0061682; as amended in Instrument No. 20190715-0068497, as further amended in Instrument No. 20190820-0083521, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of 1008 Villa Place, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1008 Villa Place provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Patrick H. Cline and Erin Eleanor McCarthy-Cline, husband and wife, by Warranty Deed from Southern Spaces, LLC, a Tennessee limited liability company, of record in Instrument No. 20190903-0088130 Register's Office for Davidson County, Tennessee, dated August 30, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2025-538

unimproved
This is improved x property, known as 1008 A Villa Place, Nashville, TN 37212
(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 hand this 12 day of May, 2025

PATRICK H. CLINE BY: KEVIN D. MONTGOMERY, AS ATTORNEY-IN-FACT

ERIN ELEANOR MCCARTHY-CLINE BY: KEVIN D. MONTGOMERY, AS ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Patrick H. Cline and Erin Eleanor McCarthy-Cline and acknowledged that they executed the same as the free act and deed Patrick H. Cline and Erin Eleanor McCarthy-Cline.

Witness my hand and official seal this 12th day of May, 2025.

Commission expires:

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1/12/2026

Notary Public

CH2025-538

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 9. 2025.

Affiant Signature

16th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028