PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1279962 DEEDWARR
05/30/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,231.73
20250530-0042721

Ivey Title, LLC Ref: (DL) Title No.: 64071
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Tabachnik 332 Summit Ridge Circle Nashville, TN 37215	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 131050B33200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$332,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Christensen, married and Jason Christensen, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Tabachnik, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 332, on the plan of Four Seasons Condominium Development, a Horizontal Property Regime, and as established by a Master Deed and by-Laws, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Edward Christiansen, a married man, and Jason Christiansen, an unmarried man, as Tenants in Common with Right of Survivorship by Warranty Deed from Jennifer T. Stegmann, an unmarried woman, dated October 4, 2021, and recorded on October 6, 2021, of record in Instrument No. 202211006-0134566, Register's Office for Davidson County, Tennessee.

Subject property was never used as marital residence for either Grantor.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 30, and further shown in Exhibit "D" to the Master Deed of record in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easment Agreements of record in Book 6869, page 157, Book 6869, page 162, re-recorded in Book 6870, page 966 and Book 7776, page 899, said Registers Office. Easement Agreement of record in Instrument No. 20010912-0099679, said Register's Office. Easement to Comcast of Nashville I of record in Instrument No. 20120521-0043888, said Register's Office. The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Four Second Homeowners Association of record in Book 6855, page 417, amended in Book 8176, page 647, said Register's Office.

This is improved property, known as 332 Summit Ridge Circle, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2025.

Edward Christensen **Jason Christensen**

State of Tennessee

County of Davidson

On this 21st day of May, 2025, before me the undersigned authority, personally appeared Edward Christensen and Jason Christensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and **acknowledged the execution as a free act and deed.**

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $332,900.00.

Affiant

Sworn and subscribed before me this 21st day of May, 2025.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 29th, 2025.

John Cobb Rochford

May 29th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 29th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025