WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327901 DEEDWARR
09/29/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250929-0077388

File #25-TL-0535-COMP

(SEAL)

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mali Mochow	New Owner	
(NAME)	(NAME)	
535 Armistead Place		**116-12-0D-535-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

DEREK C. SIMON, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MALI MOCHOW, AN UNMARRIED WOMAN,

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 535 of the Revised Plan of BURLINGTON CONDOMINIUMS, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Burlington Condominiums, of record in Book 6011, Page 653 and amended in Book 6194, Page 440, and in Book 6362, Page 405, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6011, Page 687, and amended in Book 11525, Page 300, said Register's Office, 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 Revised Plan of Burlington Condominiums, Phase II, as of record in Book 6250, Page 96, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Derek C. Simon, unmarried by Quitclaim Deed from Michael J. Lantry, of record in Instrument No. 20080819-0085276, in the Register's Office of Davidson County, Tennessee, dated on July 10, 2008 and recorded on August 19, 2008.

Being the same property conveyed to Derek C. Simon, an unmarried man, and Michael J. Lantry, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Jacqueline J. Barrier Quillen, an married woman, of record in Instrument No. 20070117-0006559, in the Register's Office of Davidson County, Tennessee, dated on January 16, 2007 and recorded on January 17, 2007.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of REVISED BURLINGTON CONDOMINIUM PLAT OF PHASE II- CONDOMINIUM LOT, as recorded in Plat Book 6250, Page 96.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURLINGTON Condominium of record in Book 6011, Page 653 as amended in Book 6194, Page 440; Book 6362, Page 405 and By-Laws appended in Book 6011, Page 687 as amended in Book 11525, Page 300 and Instrument No. 20191202-0123588; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **535 Armistead Place, 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(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 29th day of September, 2025.

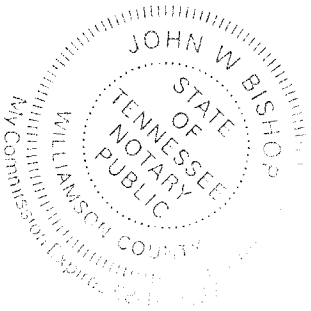
Derek C. Simon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2025, before me personally appeared Derek C. Simon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Scott Hubbard, 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

9-29-2025.

Date

Affiant Signature

September 29, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th day of September, 2025

Notary's Signature

My Commission Expires: 7/2/29

Date

Notary's Seal (if on paper)

