Karen Johnson Davidson County
Batch# 1328745 DEEDWARR
10/01/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,713.10
20251001-0078275

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/1/28 (AFFIX SEAL)

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Y-C-25-3162

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)
Bethany A. Carroll	**FirstBank**	
(NAME) **3162 Parthenon Avenue**	(NAME) **722 Columbia Avenue**	**104-02-0Y-105.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Franklin, TN 37064**	
(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, **RAFAAT N. KURESHI AND WIFE, TERRI A. KURESHI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETHANY A. CARROLL, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 105 of The Courts at Parthenon, a condominium, established by Master Deed of record in Instrument Number 20041201-0144194, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended; said Unit No. 105 also being part of the same property shown on Exhibit "E" to the By-Laws of The Courts at Parthenon Owner's Association, Inc., of record in Instrument Number 20041203-0144195, said Register's Office.

Being the same property conveyed to Rafaat N. Kureshi and wife, Terri A. Kureshi by Warranty Deed from Susan L. Puckett, unmarried of record in Instrument No. 20120907-0081067 Register's Office for Davidson County, Tennessee, dated September 05, 2012 and recorded on September 07, 2012.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record as Instrument Number 20030331-0041890, Register's Office of Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of The Courts at Parthenon of record in Instrument Number 20041203-0144194, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20041203-0144193, in the Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument Number 20041203-0144195, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance for water mains of record in Book 5788, Page 257, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Book 6517, Page 691, in the Register's Office for Davidson County, Tennessee.
• Title to that portion of the property embraced by the bounds of former Alley No 702.
• Easements retained by Metropolitan Government pursuant to Bill No. 62-261 amending the official street map by abandoning, vacating and closing Alley No. 702, being the first alley north of Parthenon Avenue running west off Oman Street westwardly to the Tennessee Central Railroad right of way, of record in the Metro Clerks Office for Davidson County, Tennessee.
• Terms and conditions of Lease by and between HCA Realty, Inc. and Oman Construction Co, dated October 9, 1984 of record in Book 7291, Page 123, in the Register's Office for Davidson County, Tennessee.
• Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk'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: **3162 Parthenon Avenue, Nashville, Tennessee 37203**.

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 30th DAY OF SEPTEMBER, 2025.

Rafaat N. Kureshi

Terri A. Kureshi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAFAAT N. KURESHI, 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 30th of September, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRI A. KURESHI, 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 30th of September, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Debra Paulsson, 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 9/30/25.
Date

D Paulsson
Affiant Signature

10/1/25
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 1st day of October, 2025.

Jennifer Russell
Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY