Davidson County DEEDWARR
Recvd: 10/28/16 15:38 4 pgs
Fees:23.00 Taxes:703.00
20161028-0114399

Commitment Number: 21167090

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**VALI M. SOLTANI**, 4057 HOLLIS HILL DRIVE, NASHVILLE, TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 147 12 0B 010.00**

## GENERAL WARRANTY DEED

**TOURAJ MALKAHLIFEH SOLTANI**, whose mailing address is **499 SWISS AVE APT A106, NASHVILLE, TN 37211**, hereinafter grantor, for $190,000.00 (One Hundred Ninety Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **VALI M. SOLTANI and MAHROKH ARMAZ**, HUSBAND AND WIFE hereinafter grantee, whose tax mailing address is **4057 HOLLIS HILL DRIVE, NASHVILLE, TN 37211**, the following real property:

**The following described property: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE FINAL PLAT OF CLASSIC MEADOWS, OF RECORD IN INSTRUMENT NO. 20040715-0084487, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DECISION.**

**Being the same parcel conveyed to Touraj Malkhalifeh Soltani from Jamshid Mohebbi, by virtue of a deed dated 9/4/2012, recorded 9/11/2012, in deed as instrument no. 20120911-0082242 County of Davidson, State of Tennessee.**

**Assessor's Parcel No: 147 12 0B 010.00**

# True Copy Certification

I, David Bagwell, 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 and that this is a true and correct copy of the original document executed and authenticated according to law.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**Property Address is: 4057 HOLLIS HILL DRIVE, NASHVILLE, TN 37211**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on oct/11th, 2016:

**TOURAJ MALKAHLIFEH SOLTANI**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 11, 2016 by **TOURAJ MALKAHLIFEH SOLTANI** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

~~Maximum principal indebtedness for Tennessee recording tax purposes is 247015.00~~
~~(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)~~

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $190,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11th day of Oct, 2016.

Affiant

Touraj M Soltani
Print Name

(Seal)

Notary Public

My commission expires:

02/03/17

Emily E Kinzig
Print Name

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017