Bill Garrett Davidson County
Batch# 11732 DEEDWARR
10/11/2017 10:35:47 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80
20171011-0104271

**THIS INSTRUMENT PREPARED BY:**

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176980

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $314,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2017.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39887

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Otto Lamonte Gross II<br>Jayna C. Gross<br>5436 Oak Chase Drive<br>Antioch, TN 37013 | New Owner | 173-04-0A-301.00 CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Parviz Youssefi and DeAnne C. Youssefi, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Otto Lamonte Gross II and Jayna C. Gross, husband and wife**, 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:

Land in Davidson County, Tennessee, Being Lot No. 245 on the Plan of OAK HIGHLANDS, PHASE THREE, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Quitclaim Deed from Anthony W. Youssefi and Elizabeth Youssefi, Husband and Wife to Parviz Youssefi and DeAnne C. Youssefi, Husband and Wife, as recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0057973 and Special Warranty Deed from Kondaur Capital Corporation, a Delaware Corporation to Anthony W. Youssefi, an unmarried individual, Parviz Youssefi and DeAnne C. Youssefi, husband and wife, as joint tenants with rights of survivorship, as recorded on the 14th day of July, 2008 in Instrument No. 20080714-0071890, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: 5436 Oak Chase Drive, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 10th day of October, 2017.

Parviz Youssefi

**Parviz Youssefi**

DeAnne C Youssefi

**DeAnne C. Youssefi**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Parviz Youssefi and DeAnne C. Youssefi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of October, 2017.

Jessica Lascelle

Notary Public
My Commission expires: 11-3-20

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY