After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 913254

Bill Garrett Davidson County
Batch# 24376 DEEDWARRSP
11/09/2017 11:23:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20171109-0115487

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:
Kamron Saber Motamedi, Cynthia Marie Motamedi, Kevon Saber and **Annie Saber**, 4010 HUTSON AVENUE, NASHVILLE TN, 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID: 06110021700

SPECIAL WARRANTY DEED

Kamron Motamedi and **Cindy Motamedi**, husband and wife, and **Kevon Saber** and **Annie Saber**, husband and wife, hereinafter grantors, whose tax-mailing address is **4010 HUTSON AVENUE, NASHVILLE, TN 37216**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Kamron Saber Motamedi and Cynthia Marie Motamedi, trustees of Kamron Saber Motamedi and Cynthia Marie Motamedi Living Trust dated 02/04/2008**, and **Kevon Saber** and wife, **Annie Saber**, a ½ undivided interest, hereinafter grantees, whose tax mailing address is **4010 HUTSON AVENUE, NASHVILLE, TN 37216**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

Being the same property as conveyed from Jesse Cuthrell to Kamron Motamedi and wife, Cindy Motamedi, a 1/2 undivided interest; and Kevon Saber and wife, Annie Saber, a 1/2 undivided interest as set forth in Deed Instrument #20170222-0017958 dated 02/17/2017, recorded 02/22/2017, DAVIDSON County, TENNESSEE.

Parcel ID: 06110021700

The real property described above is conveyed subject to 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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on October 31, 2017:

Kamron Motamedi

Cindy Motamedi

Kevon Saber

Annie Saber

STATE OF California
COUNTY OF San Mateo

The foregoing instrument was acknowledged before me on October 31, 2017 by **Kamron Motamedi, Cindy Motamedi, ~~Kevon Saber and Annie Saber~~**, who ~~are personally known to me or~~ have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

DANNY GAN
COMM. # 2183530
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. MARCH 15, 2021

Notary Public

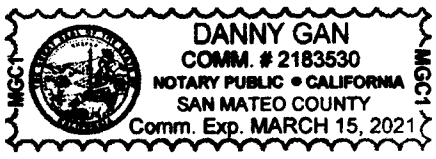
Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of California
County of San Mateo

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, 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 31st day of October, 2017.



Kamron Saber Motamedi
Affiant

Kamron Saber Motamedi
Print Name

(Seal)

D+y Gan
Notary Public

My commission expires:

03/15/21

Danny Gan
Print Name

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF: Tennessee

COUNTY OF: Williamson

On this 2nd day of November, 2017, before me, Tiwana J. Bryant, a Notary Public, personally appeared Kevon Saber and Annie Saber,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal:

(Seal)

TIWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Signature: Tiwana J. Bryant

Printed Name: Tiwana J. Bryant

My commission expires: 05-08-2018

Description of attached document:

Title or type of document: Special Warranty Deed

Document date: 11/02/2017 Number of pages: 4

Signers other than the names above: _____

EXHIBIT A
(LEGAL DESCRIPTION)

The following described real estate, situated and being in Davidson County, Tennessee: Being Lot No. 2 on the plan of Goodwin Subdivisions, of record in Book 5190, Page 683, Register's Office for said county, to which plan reference is made for a more particular complete description.

Tax ID: 06110021700

Property Address: 4010 HUTSON AVENUE, NASHVILLE, TN 37216

True Copy Certification

I, CHRIS CARNRIGHT, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES