Karen Y Johnson Davidson County
Batch# 152608 DEEDWARR
10/19/2018 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $717.80
20181019-0103740

WARRANTY DEED

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$194,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of October, 2018

Notary Public

My Commission expires: 8/1/22

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hong Jun Liao and Yiqun Zhang	New Owner	161-03-0-111.00
1800B Ashwood Avenue		
Nashville, TN 37212	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Azad Rhamadhani n/k/a Azad I. Saleem and wife, Saja Majid Alsheikh**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hong Jun Liao and Yiqun Zhang, husband and wife,** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two, McMurray Meadows of record in Plat Book 4955, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 65.00 feet on the broken northerly margin of Parrishwood Court and extends back 172.51 feet on the easterly line and 176.63 feet on the westerly line to a dead line in the rear, measuring 58.96 feet thereon.

Being the same property conveyed to Azad Rhamadhani, married and Jenar Armaghani, unmarried from Shelley Hazelwood Personal Representative of the Estate of Elmora Hooper and Shelley Hazelwood Individually by Warranty Deed on October 21, 2014, of record in Instrument Number 20141104-0101740, Register's Office for Davidson County, Tennessee. Further conveyed to Azad Rhamadhani and wife, Saja Majid Alsheikh from Jenar Armaghani by Quitclaim Deed on May 17, 2016, of record in Instrument Number 20160711-0070888, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 County and subsequent years, plus any penalties and interest which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4955, Page 58, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5104, Page 793 and Book 5063, Page 37, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5116 Parishwood Court, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 15, 2018.

Azad I. Saleem

Saja Majid Alsheikh

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Azad I. Saleem and wife, Saja Majid Alsheikh** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 15, 2018

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY