This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

Karen Y Johnson Davidson County
Batch# 157652 DEEDWARR
11/08/2018 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $610.13
20181108-0110731

The actual consideration or value, whichever is greater for this transfer is: $ 164,900.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of September, 2018

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Hamid Zahrir
2193 Ella Lane
Brentwood, TN 37027
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 160140D00300C0

WARRANTY DEED

18NT00585

Effective the 28th day of September, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HAMID ZAHRIR, A MARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 5704, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is made.

Being the same property conveyed to Music City Financial by Warranty Deed from the Estate of Marlene E. Ceroli as recorded 10-4-2018 as Instrument No. 20181004-0095952.

Marlene E. Ceroli died intestate June 15, 2018; said property vested to the heirs at law, Mary Lou Osborne, Donna J. Davis, and Dominic J. Ceroli, pursuant to the Affidavit of Heirship recorded as Instrument No. 20180927-0096069.

Being the same property conveyed to Marlene E. Ceroli, a single person, by Deed from S. Claire Pelster, a single person, dated 03/27/1987 and recorded 04/01/1987 in Book 7188, page 139, Register's Office for Davidson County, TN.

This is an improved property commonly known as 5704 Stone Brook Dr, Brentwood, TN 37027.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10TH day of November, 2017

Music City Financial, LLC

State of Tennessee}
County of Davidson}

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward Zamora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized signatory.

Witness my hand, at office, this 10th day of November, 2017

Delana Stevens, Notary Public

My Commission Expires: 1 / 30 / 2021

DE LANA R. STEVE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNT

201811080110731

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 08/01/2022

Notary's Seal:

