# WARRANTY DEED

32087

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of November, 2018

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY AFFIX SEAL

Karen Y Johnson Davidson County
Batch# 164444 DEEDWARR
11/21/2018 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20181121-0114697

**THIS INSTRUMENT WAS PREPARED BY**

KORTALEKELLEY PLLC

**330 Commerce Street, Ste. 110, Nashville, TN 37201**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **TEVARES HOCKETT AND KERIN HOCKETT** | New Penn Financial | 181-01-A |
| (NAME) 6909 Sunnywood Drive | (NAME) 4000 W. Brown Deer Rd. | 085.00CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Milwaukee, WI 53209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SHAHRAM ALIABADI AND WIFE, MARYAM ALIABADI**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TEVARES HOCKETT AND KERIN HOCKETT,** husband and wife, hereinafter called the Grantee(s), 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. 18 on the Plan of Sugar Valley, Section Two, of record in Book 9700, Page 374, and as amended in Book 11700, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SHAHRAM ALIABADI AND WIFE, MARYAM ALIABADI, by Deed from YAZDIAN CONSTRUCTION, INC., of record in Instrument No. 20001201-0117978, Register's Office for Davidson County, Tennessee.

BEING property known as: 6909 Sunnywood Drive, Nashville, TN 37211

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley of record in Book 11069, Page 14, and as made applicable in Book 11761, Page 279, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6909 Sunnywood Drive, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors and assigns, against 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 WHEREOF,** our hands, this 13th day of November, 2018.

**SHAHRAM ALIABADI**

**MARYAM ALIABADI**

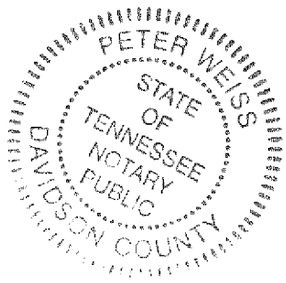
STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHAHRAM ALIABADI AND WIFE, MARYAM ALIABADI**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2018.

My Commission Expires: 05/02/22

Notary Public



# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY