Karen Y Johnson Davidson County
Batch# 169926 DEEDWARR
12/04/2018 12:17:30 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20181204-0118223

WARRANTY DEED

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: July 6, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenna Marie Lenig Zachary Scott Commerford	Legacy Home Loans	08106040500
(NAME)	(NAME)	
2412 Buchanan St.	4004 Hillsboro Pike #216	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mohsen Shirani,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Zachary Scott Commerford, unmarried and Jenna Marie Lenig, unmarried, as joint tenants with rights of survivorship, 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 the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's office for said County; being Lot No. 7 on the Map showing subdivision of the Conrad Santi Property, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, dated July 26,1963, as follow:

Beginning at a point in the Northerly margin of Buchanan Street 325 feet west of the westerly margin of 24th Avenue, North, running thence North with the line between Lot Nos. 6 and 7, 149 feet to a point in the southerly line of Lot No. 8; thence with the southerly margin of same, westwardly 49 feet to the northwest corner of Lot No. 7; thence southerly 149 feet to the northerly margin of Buchanan Street; thence with the northerly margin of same, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Mohsen Shirani, by Warranty Deed of from Paula K. Mimms record in Instrument No. 20170419-0038495, Register's Office for 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.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2412 Buchanan St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hands this 30th day of November, 2018.

Mohsen Shirani

State of Tennessee
County of Davidson

Personally appeared before me Mohsen Shirani, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2018.

Notary Public _____
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No.: 13545

True Copy Certification

I, Penny Y Ray, 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 Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/6/19