13257

Karen Johnson Davidson County
Batch# 208634 DEEDWARR
03/22/2019 10:16:02 AM 2 pgs
Fees: $13.00 Taxes: $649.35
20190322-0026182

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **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
Edubina Arce Mora	New Owner	161120A01100CO 161120A01200CO
(NAME)	(NAME)	
4702 Trousdale Dr.		161120A01300CO 161120A01400CO
(ADDRESS)	(ADDRESS)	
, TN Nashville TN 37220		161120A01500CO 161120A01600CO
(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, **Nader Karshenas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edubina Arce Mora,** 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:

Parcel 1:

The following tract of land in Davidson County, Tennessee, described as follows, to -wit:

Being all of Unit NO. D-1, Unit No. D-2, Unit No. D-3 and Unit NO. D-4, of Hickory Plaza Office Townhouse as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, of record in Book 8000, Page 910, Register's Office of Davidson County, Tennessee, and as described in Plat Book 5200, Page 68, resubdivided in Plat Book 6250, Page 248, and amended in Plat Book 6623, Page 215, Register's office of Davidson County, Tennessee, to which plat reference is hereby made for amore complete description of said property.

Parcel II:
The following tract of land in Davidson County, Tennessee, described as follows, to-wit:
being all of Unit No. D-5, and Unit No. D-6 of Hickory Plaza Office Townhouse as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, of record in 8000, page 910, Register's Office of Davidson County, Tennessee, and as described in Plat Book 5200, Page 68, resubdivided in Plat Book 6250, page 248, and amended in Plat Book 6623, Page 215, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nadar Karshenas, by deed of record in Instrument No. 20160831-0091505, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded in Instrument Number

20160914-0096677 changes the grantee's name spelling to Nader Karshenas.

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

unimproved ☐

This is improved ☐ property, known as 5722 Hickory Plaza, Unit D1-D6, Nashville, TN 37211
(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 20th day of March, 2019.

Nader Karshenas

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 20th day of March, 2019.

Notary Public Hilary Mohsenzadeh
My Commission Expires: _____



File No.: 13751