WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2020

Karen Johnson Davidson County
Batch# 232932 DEEDWARR
05/21/2019 02:58:00 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20190521-0048024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-040534

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alireza Najjaran and Soheil Najjaran	ACCESS NATIONAL MORTGAGE	
(NAME)	(NAME)	
505 Champions Court	1800 ROBERT FULTON DR, STE 350	172-08-0B-081.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	RESTON, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($289,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JUSTIN MICHAEL SCHWARTZ AND ALYSSA SUE SCHWARTZ, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOHEIL NAJJARAN AND ALIREZA NAJJARAN, TENANTS IN COMMON WITH RIGHT 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:

SN
AND by SNAZ

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Final Plat of Phase Two, Bridle Downs (Formerly Forest Acres Section Three, Phase One) of record in Plat Book 7900, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Michael Schwartz and Alyssa Sue Schwartz, husband and wife by Warranty deed from Gayle M. Wakefield of record in Instrument No. 20151015-0104918 Register's Office for Davidson County, Tennessee, dated October 13, 2015 and recorded on October 15, 2015.

unimproved ☐
This is improved ☒ property, known as 505 Champions Court, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Justin Michael Schwartz and Alyssa Sue Schwartz, husband and wife this 17th day of May, 2019.

Justin Michael Schwartz

Alyssa Sue Schwartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17th day of May, 2019, before me personally appeared Justin Michael Schwartz and Alyssa Sue Schwartz, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of May, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

