WARRANTY DEED

Karen Johnson Davidson County
Batch# 248588 DEEDWARR
06/26/2019 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20190626-0061751

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-23-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Granece D. Daniels and Sandra Daniels	Same As New Owner	181030A30700CO
(NAME)	(NAME)	
8044 Mandan Drive	8044 Mandan DR	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(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, We, **Hamid Tahriri, a single man and Hossein Tahriri and wife, and Sedigheh Tahriri, all as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Granece D. Daniels, an umarried woman and Sandra Daniels, a married woman,** 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:

Being Lot No. 120 Revision one Phase Two Addition to Indian Creek, as shown of record in Plat Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hamid Tahriri, a singe man by deed dated March 18, 2014 from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20140319-0022772, Register's Office for Davidson County, Tennessee. Thereafter Hamid Tahriri, a single man conveyed said property to Hamid Tahriri, a single man and Hossein Tahriri and wife, Sedigheh Tahriri, all as joint tenants with right of survivorship by deed dated March 17, 2016 of record in Instrument No. 20160317-0025509, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8044 Mandan Drive, Brentwood, TN 37027
(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 25th day of June, 2019.

Hamid Tahriri by [signature]
Hamid Tahriri By: Helen Tahriri, as Attorney-in-Fact

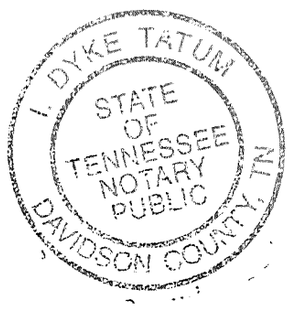
Hossein Tahriri
Hossein Tahriri

Sedigheh Tahri
Sedigheh Tahriri

State of Tennessee
County of Davidson

On this **25th** day of **June, 2019,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Helen Tahriri** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **she** executed the within instrument on behalf of **Hamid Tahriri** as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **25th day of June, 2019.**



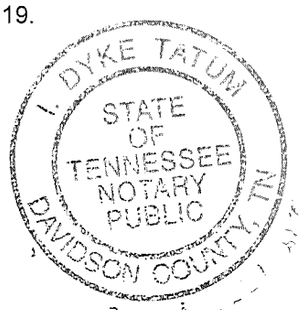
Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

On this 25th day of June, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **Hossein Tahriri and Sedigheh Tahriri,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 25th day of June, 2019.



Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Daniels

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

