This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 251976 DEEDWARR
07/02/2019 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20190702-0064737

NEW OWNER:
Eddy G. Gomez Reyes and
Aura Etelvina Ortiz Gomez
1004 Pin Oak Dr.
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
164-12-0-002.00.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amir Karwandyar,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Eddy G. Gomez Reyes and Aura Etelvina Ortiz Gomez, Joint Tenants,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Meadow Woods, 2nd Revision, Phase 1, of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to to Lucian Barbu and Regina Barbu, husband and wife, by Special Warranty Deed from Regions Bank, dated 10/16/2013 and recorded 11/4/2013, of record in Instrument No. 20131104-0114266, Register's Office for Davidson County, Tennessee, Being further conveyer to Lal M. Kaker and Amir Karwandyar by Warranty Deed from Lucian Barbu and Regina Barbu, husband and wife, dated 3/26/2018 and recorded 4/4/2018, of record in Instrument No. 20180402-0030698, Register's Office for Davidson County, Tennessee. Being further conveyed to Amir Karwandyar by Quit Claim Deed from Lal M. Kakar, dated 3/21/2019 and recorded 4/2/2019 of record in Instrument No. 20190402-0029467, Register's Office for Davidson County, Tennessee

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Amir Karwandyar,** do covenant with the said Grantee that they are lawfully seized

and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Amir Karwandyar,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 1004 Pin Oak Dr., Antioch, TN 37013

Executed on this 27th day of June, 2019.

AMIR KARWANDYAR
Amir Karwandyar

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Amir Karwandyar, 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 this 27th day of June, 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Sworn to and subscribed to me, the undersigned, ~~27th~~ 28th day of June, 2019.

Notary Public

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I,KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

