Karen Johnson Davidson County
Batch# 255129 DEEDWARR
07/11/2019 08:42:31 AM 2 pgs
Fees: $13.00 Taxes: $619.75

20190711-0067455

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $167,500.00

Sara Margaret Wolf
Affiant

Subscribed and sworn to before me, this 10 day of July, 2019.

Lee A. Cohen
Notary Public

My commission expires: 5/2/2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Carlson Wolf **Sara Margaret Wolf**	**Ascend Federal Credit Union**	**161050A01600CO**
716 Ashlawn Pl	**P.O. Box 1210**	
Nashville, TN 37211	**Tullahoma, TN 37388**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ali Serati and Saeed Serati and Mehrnoosh Serati

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Carlson Wolf and Sara Margaret Wolf, husband and wife

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 Davidson County, Tennessee, being Unit No. A-16 on the Plan of Condominium Site of Ashlawn, a/k/a Ashlawn Place Condominiums, according to the Master Deed of record in Book 6607, page 596, and Book 7168, page 550, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6607, page 596, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mohammad A. Serati, married, by Warranty Deed from David Mitchell Dantzler and wife, Billie D. Dantzler, dated April 11, 2008, of record in Instrument No. 20080421-0040414, Register's Office of Davidson County, Tennessee. Mohammad A. Serati, through Victor Hazelwood, Trustee, conveyed subject property to Ali Serati and Saeed Serati by quitclaim deed dated December 12, 2014 of record in Instrument No. 201412170115242, said Register's Office. Mehrnoosh Serati joins in this conveyance to transfer any and all interest she may have in subject property whether marital or otherwise. Subject property was never the principal residence of Ali Serati.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing in Master Deed in Book 6607, Page 596, and Book 7168, Page 550, said Register's Office

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 716 Ashlawn Pl, Nashville, TN 37211.

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 in 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.

Ali Serati By: _____ Date: 7/10/19
Ali Serati
By: Saeed Serati, Attorney in Fact Attorney in Fact

_____ Date: 7/10/19
Saeed Serati

Mehrnoosh Serati Date: 7/10/19
Mehrnoosh Serati

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Saeed Serati and Mehrnoosh Serati, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July 2019, _____.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Saeed Serati with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Ali Serati , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book *_____, Page _____, in said Register's Office.

* 20190711-0067454

Witness my hand, at office, this 10th day of July 2019, _____.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21