Karen Johnson Davidson County
Batch# 257310 DEEDWARR
07/16/2019 09:15:13 AM 2 pgs
Fees: $13.00 Taxes: $281.20
20190716-0069248

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$76,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019.

Notary Public

My commission expires: 12/10/21
(AFFIX SEAL)

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Huan Tao & Jian Wang	**New Owner**	**133-16-0A-132.00 CO**
270 Tampa Drive, K16		
Nashville, TN 37211		

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 ACKNOWLEDGED, WE,

Azimeh Azarm and Essy Yazdani, wife and husband

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

Huan Tao and Jian Wang, 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. K-16, on the Horizontal Property Regime for Harding Glen Condominium, as recorded in the Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965, Instrument No. 20070926-0114999, which was corrected by Scrivener's Affidavit of record in Instrument No. 20171004-0101537 and being further amended in Instrument No. 20180606-0054269, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to AZIMEH AZARM AND ESSY YAZDANI, WIFE AND HUSBAND, by deed from ANDY NGUYEN DAN AND DUY CUONG HA DANG, of record in Instrument No. 20180706-006558, dated June 29, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.
This is improved (__X__) Unimproved (____) property known as **270 Tampa Drive, K16, 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 Grantors do covenant with said Grantees that Grantors 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.

Witness my/our hand(s) this 15th day of July, 2019.

Essy Yazdani

Azimeh Azarm

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Essy Yazdani and Azimeh Azarm**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **July, 2019.**

Notary Public

My Commission Expires: 10-3-2022

GREGORY S. PERRONE
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC