WARRANTY DEED

Karen Johnson Davidson County
Batch# 288488 DEEDWARR
09/19/2019 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190919-0095266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Ali Frazmand	Liberty Financial a Division of ETFCU	145 15 0A 011.00
(NAME)	(NAME)	
5322 Otter Creek Court	1200 Forest Bridge Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Sharon Sue Landers, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ali Frazmand, a single man**, 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. 15A, together with the appurtenant interest in the common elements of Stratford Place Residential Condominiums, a horizontal property regime established by Master Deed of record in Book 6472, page 47, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to JOHN M. LANDERS AND SPOUSE, SHARON SUE LANDERS, by deed from MURIEL J. ROBINSON RICE AND SPOUSE, TANDY C. RICE, of record in Book 8842, page 500, dated January 15, 1993, said Register's Office. JOHN M. LANDERS AND WIFE, SHARON SUE LANDERS, by and through JACK W. ROBINSON, SR., TRUSTEE, conveyed said property to SHARON SUE LANDERS, by Quitclaim Deed of record as Instrument No. 20080520-0051817, dated May 12, 2008, said Register's Office. John M. Landers, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5322 Otter Creek Court, Brentwood, TN 37027

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 our hands this 16th day of September, 2019

Sharon Sue Landers

Sharon Sue Landers

John M. Landers

John M. Landers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John M. Landers, and wife, Sharon Sue Landers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1908241SSO

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020