WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sabet Zaref	US Bank, N.A.	164-07-0-A-097.00
(NAME)	(NAME)	
116 Grovedale Trace	2310 Wall St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 313388 **DEEDWARR**
11/08/2019 09:49:24 AM 2 pgs
Fees: $13.00 Taxes: $1,000.85

20191108-0115604

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, , **Milad Abraham, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sabet Zaref, a married 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:

Being Lot No. 305, on the Plan of the Final Plat, Section One, Harvest Grove, as shown by Plat appearing of record in Instrument Number 20060726-0090037, and amended in 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Milad Abraham, married from Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed on May 30, 2007, of record in Instrument Number 20070604-0065833, Register's Office for Davidson County, Tennessee.

NOTE: Samia Milik joins this conveyance to convey any and all interest she may have in the above described property including but not limited to her marital interest.

SUBJECT TO:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Subject to all matters on Plat of record in Instrument Number 20060726-0090037, amended in Instrument Number 20061116-0142300, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20060628-0077382, Register's Office for Davidson County, Tennessee.

Charter of Harvest Grove Homeowner's Association of record in Instrument Number 20060519-0059378, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20070220-0020794, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 116 Grovedale Trace, Antioch, TN 37013
(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 5th day of November, 2019.

Milad Abraham

Milad Abraham

Samia Milik

Samia Milik

State of Tennessee
County of Davidson

Personally appeared before me Milad Abraham and Samia Milik, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of November, 2019.

11-8-21

Notary Public

My Commission Expires:

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 201910035