14351

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael W. Kent Cheryl H. Kent	NEW OWNER	172140A09700CO
(NAME)	(NAME)	
1520 Braebury Circle		
(ADDRESS)	(ADDRESS)	
Nashvillle, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 316689 **DEEDWARR**
11/18/2019 10:32:53 AM 2 pgs
Fees: $13.00 Taxes: $1,585.45

20191118-0118502

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, We, **Safeen Ismail Khoshnaw and Aras Osman Khoshnaw,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael W. Kent and wife, Cheryl H. Kent,** 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 all of Lot No. 93, on the Plan of Section Two, Wexford Downs, R20, Residential P.U.D., of record in Plat Book 9700, Pages 593 & 594, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Safeen Ismail Khoshnaw and Aras Osman Khoshnaw, husband and wife, by deed from Jimmy N. Johnson, married, of record in Instrument Number 20170117-0004834, Register's office for Davidson County, Tennessee.

This instrument is executed on behalf of Safeen Ismail Khoshnaw and Aras Osman Khoshnaw by Muhammad Safeen Khoshnaw as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20191118-0118501, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1520 Braebury Circle, Nashvillle, TN 37211

(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 15th day of November, 2019.

Safeen Ismail Khoshnaw
By: Muhammad Safeen Khoshnaw
Safeen Ismail Khoshnaw
By: Muhammad Safeen Khoshnaw, Attorney in Fact

Aras Osman Khoshnaw
By: Muhammad Safeen Khoshnaw
Aras Osman Khoshnaw
By: Muhammad Safeen Khoshnaw, Attorney in Fact

State of Tennessee
County of Davidson

On this the 15th day of November, 2019 , before me personally appeared Muhammad Safeen Khoshnaw, the person who executed the foregoing instrument on behalf of Safeen Ismail Khoshnaw and Aras Osman Khoshnaw and who acknowledged that he executed the same as the free act and deed of the said Safeen Ismail Khoshnaw and Aras Osman Khoshnaw, through Power of Attorney granted Muhammad Safeen Khoshnaw by the said Safeen Ismail Khoshnaw and Aras Osman Khoshnaw.

Hilary Mohsenzadeh
Notary Public
My Commission Expires: _____



File No.: 14351