This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 318229 DEEDWARR
11/21/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20191121-0120482

ADDRESS NEW OWNER:
Reza Rajab Tehrani
Hajar Mohammad Ali Al Helveh
709 Evening Avenue
Antioch, TN 37013

SEND TAX BILL TO:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX
78216

MAP/PARCEL 182-01-0A-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cameron A. Marple and Marcella Marple, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Reza Rajab Tehrani and Hajar Mohammad Ali Al Helveh, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: both unmarried

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Section One of Phase One, Sunset Hills RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20070607-0068102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cameron A. Marple and Marcella Marple, husband and wife by Quitclaim deed from Cameron A. Marple, married and Marcella Davis nka Marcella Marple, married of record in Instrument No. 20180206-0012127 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 06, 2018.

This is improved property known as: **709 Evening Avenue, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 19th day of November, 2019.

WITNESS MY HAND on this the 19th day of November, 2019

Cameron A. Marple

Marcella Marple

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cameron A. Marple and Marcella Marple,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of November, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $314,900.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 01-06-2020

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

File No: 190559

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020