Karen Johnson Davidson County
Batch# 319030 DEEDWARR
11/25/2019 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20191125-0121600

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,900.00.

Affiant

Subscribed and sworn to me this 21st day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PW)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33043

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patricia Bates and Bernice Bates 7212 Wild Apple Court Antioch, TN 37013	U.S. Bank Home Mortgage 7601 Penn Ave, South Suite A1 Richfield, MN 55423	182-120A-110.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Taeid Properties, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Patricia Bates, a single woman, and Bernice Bates,** a single woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 215 on the Plan of Phase 5, Apple Valley, R-10 Residential P.U.D., a Planned Unit Development, of record in Instrument No. 20060315-0029579, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Taeid Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Karas Homes, LLC, a Tennessee limited liability company,, of record on April 25, 2018 in Instrument No. 20180425-0039079, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020724-0088783, amended in Instrument No. 20031208-0175884, Instrument No. 20050125-0009045, Instrument No. 20051207-0147209, Instrument No. 20060317-0030920 and Instrument No. 20070205-0014780, Register's Office for Davidson County, Tennessee.
3. Charter of Apple Valley Homeowners' Association, Inc., of record in Instrument No. 20020724-0088782, Register's Office for Davidson County, Tennessee.
4. By-Laws of Apple Valley Homeowners' Association, Inc., of record in Instrument No. 20020724-0088784 and amended in Instrument No. 20091116-0105278, Register's Office for Davidson County, Tennessee.
5. Quitclaim Deed for open spaces of record in Instrument No. 20080812-0082767, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Instrument No. 20020528-0064320, Register's Office for Davidson County, Tennessee.
7. The rights of others in and to the common areas/elements.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7212 Wild Apple Court, Antioch, TN 37013.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 21st. day of November, 2019.

Taeid Properties, LLC, a Tennessee limited liability company

BY: _____
Robert Taeidkashani
Its: Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Robert Taeidkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Taeid Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Taeid Properties, LLC, a Tennessee limited liability company, by himself in his capacity as said Chief Manager.

Witness my hand and official seal this 21st. day of November, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 5/2/22

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikka Branch 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021