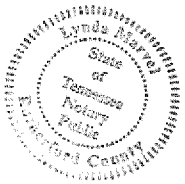
Karen Johnson Davidson County
Batch# 336849 DEEDWARR
12/31/2019 12:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20191231-0135058



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHEROFRD

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

Affiant

Subscribed and sworn to before me, this 31st day of December, 2019.

Notary Public

My commission expires: 8-22-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thang Khan Suan and Don S. Cing	First Community Mortgage, Inc.	183-05-0A-250.00-CO
5113 Morningwood Lane	262 Robert Rose Drive, Suite 200	
Antioch, TN 37013	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hedayat Moradi, now known as Ali Moradi, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thang Khan Suan and Don S. Cing, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase 5, Section 8, October Woods R10 Residential P.U.D. of record in Plat at Instrument No. 19991214-0303097 and Instrument No. 1991214-0303098, 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 Hedayat Moradi, unmarried by Warranty deed from Karen Estes Penleton (FKA Karen Estes) and Mark Alan Pendleton, wife and husband of record in Instrument No. 20170112-0003461 Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 12, 2017. The said Hedayat Moradi having petitioned and having been granted an official and permanent change of name to Ali Moradi on March 24, 2017 as documented by the Petition for Name Change and Certification of Name Change by the Department of Homeland Security (attached as Exhibit A) and Certificate of Naturalization No: 38579891; USCIS Registration No: A089318728 (attached as Exhibit B) dated March 24, 2017.

This is improved property known as **5113 Morningwood Lane, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of December, 2019.

now known a Ali Moradi

Hedayat Moradi - now known as Ali Moradi

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hedayat Moradi, now known as Ali Moradi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his names above.

Witness my hand and official seal this 31st day of December, 2019.

Notary Public
My Commission Expires: 8-22-22

Lynda Murrell
State of Tennessee
Notary Public
Rutherford County

SP 11/2015

EXHIBIT A

Petition for Name Change

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form N-662

Name of Court
United States District Court for the Middle District of Tennessee

Information About You (Petitioner)

As part of the naturalization process, you have the opportunity to legally change your name. Please complete **Item Numbers 1 – 8.** (Type or print clearly.)

1. Full and Correct name (Current name)

Given Name (First Name)	Middle Name	Family Name (Last Name)
HEDAYAT		MORADI

2. Mailing Address

Street Number and Name	City or Town	State	Zip Code
9714 CONCORD RIDGE CT	BRENTWOOD	TN	37027

3. Country of Citizenship or Nationality	4. Date of Birth (mm/dd/yyyy)	5. Alien Registration Number (A-Number)
AFGHANISTAN	5/1/1985	A089318738

6. X I certify that I am not seeking a name change for any unlawful purpose such as the avoidance of debt or evasion of law enforcement.

7. I petition the court to change my name to:

First Name	Middle Name	Last Name
ALI		MORADI

8. Signature and Date

Signature of Petitioner (Use your current name)	Date (mm/dd/yyyy)
Hedayat Morad	10/7/2016

Certification of Name Change

I certify that the above petition was granted by the court on this date. **March 24, 2017** (mm/dd/yyyy)

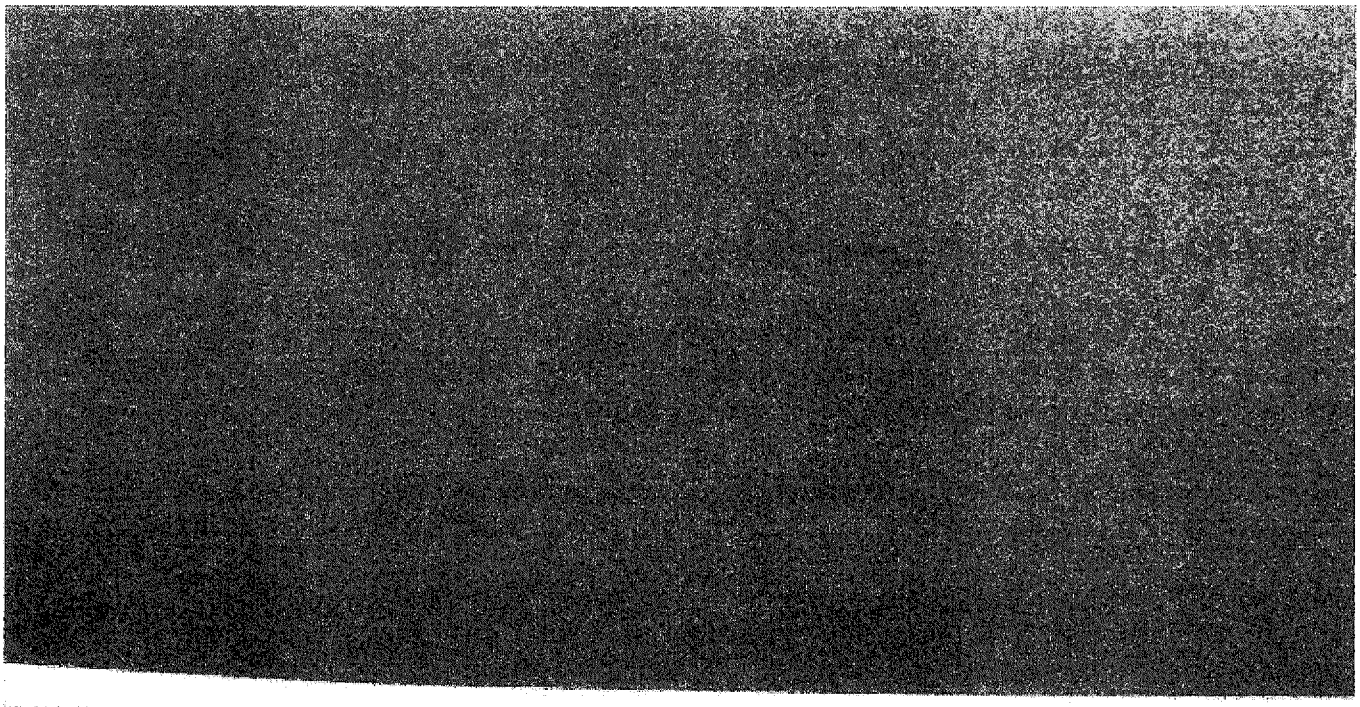
Signature of Clerk	Signature of Deputy Clerk
Keith Throckmorton	

Important Information

Your copy of this petition, along with your Certificate of Naturalization, which you will receive upon taking the oath of allegiance, will verify that you elected to change your name. Your Certificate of Naturalization bears your new name as changed per order of the court

201912310135058

Exhibit "B"



THE UNITED STATES OF AMERICA

No. 38579891

CERTIFICATE OF NATURALIZATION

Personal description of holder

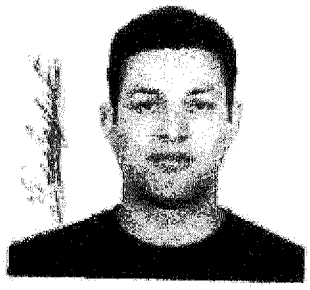
Date of birth: MAY 07, 1985

Sex: MALE

Height: 6 feet 0 inches

Married or single: SINGLE

Country of former nationality: AFGHANISTAN



USCIS Registration No. A088318728

I certify that the description given is true, and that the photograph affixed hereto is a likeness of me

Be it known that, pursuant to an application filed with the Secretary of Homeland Security

at MEMPHIS, TENNESSEE

the Secretary having found that

ALI MORADI

residing at BRENTWOOD, TENNESSEE

having complied in all respects with all of the applicable provisions of the naturalization laws of the United States, being entitled to be admitted as a citizen of the United States, and having taken the oath of allegiance at a ceremony conducted by

US DISTRICT COURT MIDDLE DISTRICT OF TN

at NASHVILLE, TENNESSEE on MARCH 24, 2017

said person is admitted as a citizen of the United States of America

Lori Scialabba

U.S. Citizenship and Immigration Services

DEPARTMENT OF HOMELAND SECURITY

2017180010135058

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY