This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

Karen Johnson Davidson County
Batch# 349845 DEEDWARR
01/28/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20200128-0010140

**ADDRESS NEW OWNER:**
**Ali Azadkhosh**
**401 Ashlar Circle**
**Nashville, TN 37211**

**SEND TAX BILL TO:**
**Mortgagee**

**MAP** 162-05
**GROUP**
**PARCEL** 285.00

**MORTGAGEE:**
F+M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terry Holleman, married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ali Azadkhosh and Morvarid Armesh, husband and wife**, 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 Lot No. 31 on the Plan of Hickory View, Section I, as shown by plat and survey of record in Plat Book 5210, page 221, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry Holleman by deed from Don Wayne Henderson and Barbara Wright of record in Instrument no. 20190731-0075270, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **401 Ashlar Cir, Nashville, Tennessee 37211.**

*Terry Holleman, the said Grantor, does not, nor has he ever, resided in said property.

GRANTOR does covenants with the said GRANTEES 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **24th** day of **January, 2020.**

**Terry Holleman**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Holleman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of January, 2020.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $218,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of January, 2020.

Krista R. McRee
NOTARY PUBLIC

My Commission Expires: 01/31/2023

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

19-9381

# True Copy Certification

I, Krista McRee, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY