RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451 4513

WARRANTY DEED

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

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
Yolanda E. Freire Acosta	New Owner	134090B11700CO
(NAME)	(NAME)	
4122 Providence Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mohammed Deldar and Barwari Bayan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yolanda E. Freire Acosta, single woman,** 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 known as Lot No. 40 as shown on the map entitile Providence PArk, Phase 3, R10 Cluster Lot Option of record in Instrument No. 20070130-0012382, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mohammed Deldar and wife Barwari Bayan, by deed of record in Instrument No. 20071025-126203, 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 4122 Providence Park Lane, Nashville, 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.

Karen Johnson Davidson County
Batch# 350323 DEEDWARR
01/29/2020 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20200129-0010756

Witness my/our hands this 21st day of January, 2020.

Deldar mohammed
Mohammed Deldar

Bayan Barwari
Barwari Bayan

State of Tennessee
County of Davidson

Personally appeared before me Mohammed Deldar and Barwari Bayan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of January, 2020.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 14461

CERTIFICATE OF AUTHENTICITY

I, Lauren Tipton, 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.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

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