Karen Johnson Davidson County
Batch# 353437 DEEDWARR
02/05/2020 08:17:47 AM 2 pgs
Fees: $13.00 Taxes: $466.20
20200205-0013187

22046
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Yihan Wang
385 Shadow Creek Drive
Brentwood, TN 37027

Send Tax Bills to:
New Owners

Map/Parcel: 133150A09000CO
Map/Parcel: 133150A03000CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Behzad Akbari, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Yihan Wang and Fen Xia, husband and wife**, hereinafter called the Grantee(s), 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 Units No. O-4 and F-2 of Pagoda Condominiums, created under Title 66, Chapter 27, Section 101 et. Seq., as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, page 22, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Units.

BEING part of the same property conveyed to Behzad Akbari by Warranty Deed from Abdollah Akbari a.k.a. Abdolla Akbari and wife, Fariba Bakhtiyari dated August 13, 2015, and filed as Instrument No. 20150814-0081694, Register's Office for Davidson County, Tennessee.

The above property is not the marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; all matters as shown in the Master Deed and By-Laws and amendments thereto, and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 320 Welch Road, #O-4 & F-2, Nashville, TN 37211

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 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 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Behzad Akbari

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Behzad Akbari,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of January, 2020.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 126,000.00

Affiant

Subscribed and sworn to before me this 29th day of January, 2020.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022