20-1-050

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 355537 DEEDWARR
02/10/2020 08:44:09 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20200210-0014755

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 7 day of February, 2020 by and between Basher Ismail and wife, Sawsan Judeh Ismail, hereinafter referred to as GRANTOR, and Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 105, on the plan of Pleasant Hill Addition, as of record in Book 3300, page 7, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bashar Ismail, a married man, by Special Warranty Deed, from US Bank National Association, as Trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact, dated July 29, 2009, recorded August 10, 2009, of record in Instrument No. 20090810-0074997, Register's Office for Davidson County, Tennessee.

Sawsan Judeh Ismail, wife of Bashar Ismail, joins in the execution of this instrument for the sole purpose of conveying any interest she may have in the subject property by virtue of marriage to Bashar Ismail.

This is [X]improved [ ]unimproved property known as: 812 Nella Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Basher Ismail

Basher Ismail

Sawsan Ismail

Sawsan Judeh Ismail

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Basher Ismail, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of February, 2020.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Sawsan Judeh Ismail, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of February, 2020.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Mohsen Sarfehjoo and Janis C. Sarfehjoo
499 Beauchamp Circle
Franklin, TN. 37067

Send Tax Statements to:

New Owner

Map & Parcel: 033 14 0 080.00

# AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $170,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7 day of February, 2020.

Notary Public

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My Commission Expires: _____

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