This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6461

Karen Johnson Davidson County
Batch# 369825 DEEDWARR
03/10/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20200310-0026552

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1-20-6461

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2020

Notary Public
My Commission Expires: 10/31/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hunter Sexton 9405 Kaplan Ave Brentwood TN 37027	New Owner	181-07-0-A05-40-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Zabihollah Shahhosseini and Azedeh Shahhosseni, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hunter Sexton, a single man**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 54, Final Plat, Autumn View, Formerly Brinkley Property Subdivision, Phase One, according to survey and plat of same appearing of record in Instrument No. 20171117-0118274, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zabihollah Shahhosseini and Azadeh Shahhosseini by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated November 16, 2018, recorded November 19, 2019, of record in Instrument No. 20181119-0113658, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to NVR, Inc., a Virginia corporation by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated July 23, 2018, recorded July 26, 2018, of record in Instrument No. 20180726-0072933, said Register's Office; and further, being a portion of the property conveyed to Green Trails, LLC by Warranty Deed from The Principals Group, LLC, dated October 21, 2015, recorded October 30, 2015, of record in Instrument No. 20151030-0110859, said Register's Office.

This is improved property located at: **9405 Kaplan Ave, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 2nd day of March, 2020.

GRANTOR:

Zabihollah Shahhosseini

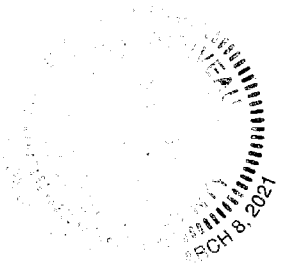
Azedeh Shahhosseni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zabihollah Shahhosseini and Azedeh Shahhosseni, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2020.

Notary Public
My Commission expires: 3/8/2021





CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

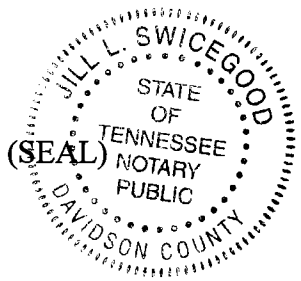
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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