WARRANTY DEED

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

File# 14629

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ali Nouri	NEW Owner	136100A04800CO
(NAME) Ali Reza Nouri	(NAME)	
(ADDRESS) 7217 AUTUMN crossingway	(ADDRESS)	
(CITY) Brentwood (STATE) TN (ZIP) 37027	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 373993 **DEEDWARR**
03/18/2020 09:44:20 AM 2 pgs
Fees: $13.00 Taxes: $148.00

20200318-0029932

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, I, **Moosa Fazelnia, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ali Nouri,** 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:

A particular condominium apartment located on land in Davidson County, Tennessee, being Unit 62-A of Lot 62, on the condominium site plan, Lots 11 through 14, and Lots 57 through 62, on the condominium side, Priest Lake Forest, a Horizontal Property Regime, as established by Master Deed of record in Book 5931, Page 645, and as amended in Book 6124, Page 956, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Moosa Fazelnia, single person, by deed of record in Instrument No. 20141126-0109165, Register's Office for County, Tennessee.

This instrument is executed on behalf of Moosa Fazelnia by Masoud Nazariat as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instruement No. 20200318-0029931 in the 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 2824 Lake Forest Dr., Nashville, TN 37210

(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.

Witness my/our hands this 16th day of March, 2020.

Moosa Fazelnia by

Moosa Fazelnia
By: Masoud Nazariat, as attorney-in-fact

State of Tennessee
County of Davidson

Before me personally appeared Masoud Nazariat, the person who executed the foregoing instrument on behalf of Moosa Fazelnia and who acknowledged that he executed the same as the free act and deed of the said Moosa Fazelnia, through Power of Attorney granted him by the said Moosa Fazelnia.

WITNESS my hand and seal this 16th day of March, 2020.

Notary Public _____
My Commission Expires: _____

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