This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 399980 DEEDWARR
05/14/2020 11:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200514-0050134

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Sepideh Kohanim, Trustee SEPIDEH KOHANIM REVOCABLE LIVING TRUST, dtd May 4, 2020 801 Magnolia Ct E Nashville, TN 37221	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	117-03-0H-320.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Judy L Whitaker
AFFIANT

Sworn to and subscribed before me this 4th day of May, 2020.

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 03-30-2021

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SEPIDEH KOHANIM, an unmarried woman, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to SEPIDEH KOHANIM, TRUSTEE of the SEPIDEH KOHANIM REVOCABLE LIVING TRUST, dated May 4, 2020.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the

title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

The execution of this Warranty Deed is made pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020. This trust may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

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.

WITNESS MY HAND this this May 4, 2020.

By: _____
SEPIDEH KOHANIM

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sepideh Kohanim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this _____, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

The execution of this Warranty Deed is made pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020. This trust may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

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.

WITNESS MY HAND this this _____, 2020.

By: _____
SEPIDEH KOHANIM

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sepideh Kohanim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this 4th day of May, 2020.



_____
Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, Being Unit 320 and Storage Space S-314 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sepideh Kohanim, an unmarried woman, by Warranty Deed of record from David Ivey, a married man, in Instrument No. 20161213-0130866, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2600 Hillsboro Pike #320, Nashville, TN 37212.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

