Karen Johnson Davidson County
Batch# 406964 DEEDWARR
05/28/2020 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200528-0054883

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saw Naing and Nan Hlaing	Owners at property address	
(NAME)	(NAME)	16108005900
379 Brewer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mina Kadivar, The Administrator ad Litem of the Estate of Nader Kadivar Chancery Court of Williamson County, TN Docket No. P10415**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Saw Naing and Nan Hlaing**, husband and wife, 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:

LAND located in Davidson County, Tennessee, being all of Lot No.87, on the Plan of Southwood, according to plat and survey of same appearing of record in Book 2663, Pages 125 and 126, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 87 fronts 80 feet on the south side of Brewer Drive and runs back 202.78 feet on the west line and 216.91 feet on the east line, to a dead line in the rear, on which it measures 111.17 feet.

Being the same property conveyed to Nader Kadivar by virtue of that certain Warranty Deed dated December 3, 2008, and being of record at Instrument No. 20081205-0118081 in the Register's Office of Davidson County, Tennessee. Nader Kadivar died testate on April 2, 2019 and Mina Kadivar is conveying as Administrator ad Litem per Agreed Order to sell Entered May 14, 2020 at Docket No P10415 in the Chancery Court for Williamson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 379 Brewer Dr. Nashville, TN 37211 (unimproved _)
(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

Witness my hand this 21st day of May, 2020.

Mina Kadivar, The Administrator ad Litem of the Estate of Nader Kadivar Chancery Court of Williamson County, TN Docket No. P10415

Mina Kadivar

By: Mina Kadivar, Administrator ad Litem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mina Kadivar, The Administrator ad Litem of the Estate of Nader Kadivar Chancery Court of Williamson County, TN Docket No. P10415** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21