Karen Johnson Davidson County
Batch# 407181 DEEDWARR
05/28/2020 02:02:22 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20200528-0055166

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020020002

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $165,000.00

Sworn to and subscribed before me this 27th day of May, 2020.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Alireza Kari		161-01-0A-060.00-CO
5312 Edmondson Pike, #4	New Owner	
Nashville, TN 37211-5817		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Afsaneh Moayedi, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alireza Kari, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5312-4, as shown on the Plat of Danbury, of record in Book 6612, Page 122, Register' s Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Danbury Homeowner's Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being the same property conveyed to Afsaneh Moayedi by Warranty deed from Jessica Murphy, unmarried of record in Instrument No. 20170105-0001198 Register's Office for Davidson County, Tennessee, dated January 03, 2017 and recorded on January 05, 2017.

This is improved property known as **5312 Edmondson Pike, #4, Nashville, TN 37211-5817.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27th day of May, 2020.

Afsaneh Moayedi

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Afsaneh Moayedi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2020.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023