Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14953

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 407209 DEEDWARR
05/28/2020 02:23:48 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20200528-0055204

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amjad Amedi 5048 McLendon Drive Antioch, TN 37013	SWBC 9311 San Pedro, #100 San Antonio, TX 78216	162-07-0-106.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Janusz Kwiasowski and wife, Anna B. Kwiasowski**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **BERIVAN A MOSTAFA AND IHSAN AMEDI, WIFE AND HUSBAND, AND AMJAD I AMEDI, A MARRIED MAN, TENANTS IN COMMON,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Colewood Hills, Section 1, of record in Book 4300, Page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janusz Kwiasawski and his wife, Anna B. Kwiasawski by Deed from Earl Warren, Jr. and his wife, Patricia P. Warren, dated 02/27/1987 and recorded 03/03/1987, of record in Book 7154, Page 934 and Rerecorded of recorded in Book 7176, Page 398, Register's Office for Davidson County, Tennessee. Janusz Kwiasawski and Anna B. Kwiasawski also know as Janusz Kwiasowski and Anna B. Kwiasowski.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5048 McLendon Drive, Antioch, TN 37013

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 hand(s) this the 26th day of May, 2020.

Janusz Kwiasowski

Anna B. Kwiasowski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Janusz Kwiasowski and Anna B. Kwiasowski with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 26th of May, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY