Karen Johnson Davidson County
Batch# 429837 DEEDWARR
07/01/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200701-0071456

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Darius Nabavi
Cassidy Webb
805 Cleves Street
Old Hickory, TN 37138

SEND TAX BILL TO:
Highlands Residential Mortgage
12001 N. Central Expressway Ste 750
Dallas, TX 75243

MAP/PARCEL 044-15-0-181.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joey E. Huffines and wife, Kimberly A. Huffines, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Darius Nabavi, an unmarried man and Cassidy Webb, an unmarried woman, as Joint Tenants with Right of Survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Plan of Village of Old Hickory, Section "A" of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 236 fronts 52 feet on the Easterly side of Cleves Street and extends back 87.5 feet on the Northerly line and 87.6 feet on the Southerly line, to a dead line measuring 52 feet thereon.

And:

A certain tract or parcel of land in the fourth Civil District of Davidson County, Tennessee, being part of Lot No. 235 on the plan of Village of Old Hickory, Section "A", as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the Southwesterly margin of Lot Nos. 235 and 236; thence, South 89 degrees 20 minutes East, 87.5 feet to a point; thence, North 0 degrees 48 minutes East, 1.5 feet to a point; thence, North 89 degrees 20 minutes West, 87.5 feet to a point; thence, South 0 degrees 41 minutes West, 1.5 feet to the point of Beginning.

Being the same property conveyed to Joey E. Huffines and wife, Kimberly A. Huffines by Warranty deed from Ivy L. Gammill, a single woman of record in Instrument No. 20101006-0080032 Register's Office for Davidson County, Tennessee, dated October 05, 2010 and recorded on October 06, 2010.

This is improved property known as: **805 Cleves Street, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning

and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 1st day of July, 2020.

WITNESS MY HAND on this the 1st day of July, 2020

Joey E. Huffines

Kimberly A. Huffines

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joey E. Huffines and Kimberly A. Huffines,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 09.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 09.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200134

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY