Karen Johnson Davidson County
Batch# 441616 DEEDWARR
07/21/2020 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20200721-0080020

WARRANTY DEED

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-14-2023

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1849LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Miles Crockett and Amanda Etcheberrigaray	Same	
1030 Brittany Park Drive		162 12 0A 103.00
Antioch, TN 37013		

FOR AND IN 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, WE,

ROZBEH ZAREI AND ANAHITA ZAREI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MILES CROCKETT AND AMANDA ETCHEBERRIGARAY, 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:

Lot 103, Brittany Park, Phase 1B, First Revision, as shown on plat of record in Plat Book 9700, Page 610, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rozbeh Zarei, Unmarried by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20061229-0160814, in the Register's Office of Davidson County, Tennessee, dated December 28, 2006 and recorded on December 29, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brittany Park, Phase 1B, First Revision, as recorded in Plat Book 9700, Page(s) 610.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 10016, Page 870, Annexation Agreement recorded in Book 10772, Page 988 and Book 11398, Page 4 and amended in Instrument No. 20021025-0130771.

5. Temporary Slope Easement, recorded in Book 4202, Page 787.

6. Temporary Construction Easement, recorded in Book 7968, Page 191.

7. Nonexclusive Easement Agreement, recorded in Book 8113, Page 849 and amended in Book 8128, Page 92.

This is improved property known as 1030 Brittany Park 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 24th day of June, 2020.

Rozbeh Zarei

Rozbeh Zarei

Anahita Zarei

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROZBEH ZAREI AND ANAHITA ZAREI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of June, 2020.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

True Copy Certification

I, Shannon Carter, 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 TN

County of Williamson

Personally appeared before me, Tisha Baldwin, a notary public for this county and state Tisha Baldwin, 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: 1-23-23

Notary' Seal (if on paper)

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY