Karen Johnson Davidson County
Batch# 445388 DEEDWARR
07/29/2020 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20200729-0083319

WARRANTY DEED

This Instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3151469

Return to:

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value for this transfer, whichever is greater, is $ 380,000.00.

Affiant

Subscribed and sworn to me, this the 27 day of July, 2020.

Notary Public

My commission expires: 11/22/23

COLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. SUMNER COUNTY

Property Address:
207 Chapel Avenue
Nashville, TN 37206

Parcel ID:
083-06-0-088.00

Property owner:
Shahin Shariah
207 Chapel Ave
Nashville TN 37206

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 27 day of July, 20 20, by **Sara Szymczak and William Szymczak, wife and husband**, First Parties, for the purpose of conveying the premises described herein to Shahin Shariati, a married man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Roy F. Williams Subdivision of the Hunter Tract of record in Plat Book 547, Page 13, 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. 15 fronts 50 feet on the Westerly side of Chapel Avenue and back between parallel line 165 feet to an alley.

Being the same property conveyed to Sara Szymczak and William Szymczak, wife and husband by Warranty deed from Laeh C. McCreary, married of record in Instrument No. 20170601-0054348 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 01, 2017. (Value of consideration shown in aforementioned deed $304,400.00.) Being also known as 207 Chapel Avenue Nashville, Tennessee 37206.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Sara Szymczak

William Szymczak

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Sara Szymczak,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 2 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 5/9/2023

WILLIAM A. WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **William Szymczak**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 2 day of June, 2020.

Will Whittaker
NOTARY PUBLIC

My Commission Expires: 5/9/2023

WILLIAM A. WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

