#164904

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 $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2020

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mehran Mostijir Mojdeh Mozeyani	New Owner	147030B06300CO
(NAME)	(NAME)	
9007 Carondelet Pl. Brentwood		
(ADDRESS)	(ADDRESS)	
, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 461780 **DEEDWARR**
08/21/2020 11:31:39 AM 2 pgs
Fees: $13.00 Taxes: $455.10

20200821-0094606

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sara S. Hindieh, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mehran Mostijir and Mojdeh Mozeyani, 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:

Unit Number E3, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, as established by a Master Deed of record in Book 6594, Page 502, Register's office for said County, together with the undivided percentage interest in the common elemetns appurtenant to said Unit as set forth in Exhibit "A1" of said Master Deed. Reference is hereby made to the Plan of Southern Hills Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete description of said property.

Being the same property conveyed to Sara S. Hindieh, by deed of record in Instrument No. 20190801-0076013, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Rd., Unit E3, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 17th day of August, 2020.

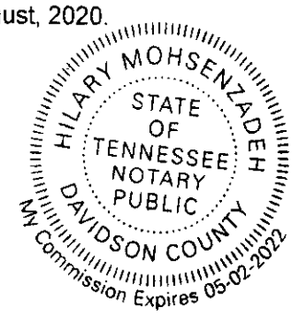
Sara S. Hindieh

State of Tennessee
County of Davidson

Personally appeared before me Sara S. Hindieh, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2020.

Notary Public Hilary Mohsenzadeh
My Commission Expires: _____



File No.: 14904