WARRANTY DEED

Karen Johnson Davidson County
Batch# 467250 **DEEDWARR**
08/31/2020 02:54 55 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20200831-0098730

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE L. HOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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
Ibrahim T Ibrahim	Guidance Residential LLC	149010b04800co
(NAME)	(NAME)	
721 Leadenhall Court	11107 Sunset Hills Road Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Reston VA 20190	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Roushanak Pazouki,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ibrahim T Ibrahim,** a single man, 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:

Land in Davidson County, tennessee, being Lot No. 289 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, Page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roushanak Pazouki, married by deed of record in Instrument NO. 20200528-0055211, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

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

unimproved ☐

This is improved ☑ property, known as 721 Leadenhall Court, Antioch, TN 37013
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-OR-20-121

Witness my/our hands this 27th day of August, 2020.

Roushanak Pazouki

State of Tennessee
County of Davidson

Personally appeared before me Roushanak Pazouki, 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 27th day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 15034

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020