Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2529

Karen Johnson Davidson County
Batch# 470756 DEEDWARR
09/04/2020 10:01:49 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20200904-0101202

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of September, 2020

Notary Public

Commission Expires: 12/22/22

ELIZABETH GROOMS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Virgilio Ramirez Ramirez and Evelia Garcia Rodriguez 853 Richards Road Antioch, TN 37013	NEW OWNERS	148-12-0-059.00

WARRANTY DEED

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, I/WE,

Mina Behim and Jalal Behim, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Virgilio Ramirez Ramirez and Evelia Garcia Rodriguez, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hazelwood, Section Two of record in Plat Book 3106, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mina Behim and Jalal Behim, wife and husband by Warranty deed from Mariano Luna, unmarried of record in Instrument No. 20140909-0082396 Register's Office for Davidson County, Tennessee, dated September 03, 2014 and recorded on September 09, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 853 Richards Road, 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of September, 2020.

Mina Behim

Mina Behim

Jalal Behim

Jalal Behim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mina Behim and Jalal Behim** with whom I am personally acquainted (or proved to me 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 Brentwood, Tennessee this 3rd day of September, 2020.

Notary Public
My Commission Expires: 7/29/2024

BRETT MONTGOMERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
7/29/2024
COUNTY OF WILLIAMSON
(Notary Seal)