Karen Johnson Davidson County
Batch# 496573 DEEDWARR
10/15/2020 01:57:55 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20201015-0120090

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Mary R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH20-00208

Address of New Owner:	Send Tax Bills to:	Tax Information:
Arezou Alamdari 5510 Country Dr., Unit 78 Nashville, TN 37211	new owner 3213 Hidden Creek Dr Antioch, TN 37013	162-09-0-A-078.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Guest**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Arezou Alamdari**, hereinafter called the Grantees, their successors 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 Unit No. 78, on the plan of Hickory Valley Condominiums, Phase 2, as shown by plat of record in Book 4460, Page 133, as established by the Master Deed of record in Book 4659, Page 32; Book 4937, Page 429; and Instrument No. 20140613-0051943, 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 Sarah Guest, unmarried by deed from Bette Jo Ferrebee, unmarried, dated February 19, 2015, recorded March 2, 2015, of record in Instrument No.20150302-0017675, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5510 Country Dr., Unit 78, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 #: R-RU-20-5510-18

WITNESS my hand this 28th day of September, 2020

Sarah Guest

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 28th day of September, 2020, before me personally appeared Sarah Guest, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 03.17.24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY