Karen Johnson Davidson County
Batch# 496909 DEEDWARR
10/16/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,205.64
20201016-0120571

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2464

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of October, 2020

Notary Public

Commission Expires: 9/6/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maryam Akbari 446 Old Towne Drive Brentwood, TN 37027	Freedom Mortgage Corporation, and/or the Secretary of VA. ISAOA/ATIMA 907 Pleasant Valley Avenue Mount Laurel, NJ 08054	160-16-0C-004.00-CO

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,
Kamran Malek, Trustee of the Kamran Malek Management Trust dated March 7, 2017
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Maryam Akbari, an unmarried woman
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 Unit No. 4 on the Plan of The Terraces at Brentwood Chase (A Revision of "Old Towne at Brentwood Chase") R20 Residential P.U.D. of record in Plat at Instrument No. 20001103-0109137, 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 Kamran Malek, Trustee of the Kamran Malek

Management Trust dated March 7, 2017 by Special Warranty deed from Marc Forrest Lagasse of record in Instrument No. 20180314-0024116 Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 14, 2018. (Value of consideration shown in aforementioned deed $307,000.00.)

Being also known as 446 Old Towne Drive Brentwood, Tennessee 370274452.

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: 446 Old Towne Drive, Brentwood, TN 37027

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 14th day of October, 2020.

Kamran Malek Management Trust dated March 7, 2017

By: _____, Trustee
Kamran Malek, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kamran Malek, Trustee of Kamran Malek Management Trust dated March 7, 2017** 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 14th day of October, 2020.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____ exp date 9/9/2022

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021