15143

WARRANTY DEED

Kasey Kelchner State of Tennessee Notary Public Rutherford County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Vivian F Khah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(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
Mahmoud Sajjadi	New Owner	164100A06800CO
(NAME)	(NAME)	Karen Johnson Davidson County
1401 Bowman lane		Batch# 508463 **DEEDWARR**
(ADDRESS)	(ADDRESS)	11/03/2020 01:58:30 PM 2 pgs
Brentwood, TN 37027		Fees: $13.00 Taxes: $936.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20201103-0128720

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, **Phillip Pendley, Sr., single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mahmoud Sajjadi and Vivian Khah, 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 all of Lot No. 216, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Phillip Pendley, Sr., by deed of record in Instrument No. 20030930-0143986, 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 4020 Pineorchard Parkway, 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.

Witness my/our hands this 30th day of October, 2020.

Phillip Pendley, Sr.

State of Tennessee
County of Davidson

Personally appeared before me Phillip Pendley, Sr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2020.

Notary Public
My Commission Expires:

File No.: 15163

