(1)

Send Tax Stat
New Owner

Karen Johnson Davidson County
Batch# 522381 DEEDWARR
12/01/2020 10:37:00 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20201201-0139350

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Behzad Soleimani
4321 Mystic Valley Court
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 165-13-A/152CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CAROLYN R. MCNEELY**, has this day bargained and sold and does hereby transfer and convey unto, **BEHZAD SOLEIMANI, A MARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Lot No. 436, on the plan of Section Nine, Peppertree Forest, according to plat and survey appearing of record in Plat Book 7900, page 760, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Carolyn R. McNeely, by deed from Jesse Morton McNeely, III, dated August 7, 2012, appearing of record in Instrument No. 20121130-0109830, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions, and Conditions contained in instrument of record in Book 8757, page 607, Book 9004, page 514, Book 9157, page 711, Book 9287, page 698, and Book 9455, page 801; HOA Charter of record in Book 8757, page 639; By-Laws of record in Book 8757, page 623; and to any and all matters shown on said plat and survey of record in Plat Book 7900, page 760; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BEHZAD SOLEIMANI, A MARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of November, 2020.

Carolyn R. McNeely

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Carolyn R. McNeely, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 19th day of November, 2020.

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 10/16/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 19th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: 10/16/22

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY