This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3781**

Karen Johnson Davidson County
Batch# 528029 **DEEDWARR**
12/09/2020 10:53:34 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20201209-0143536

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Amir H. Mirian and Pamela M. Mirian, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Ryan Mirian, a single man, and Kimberly Smith, a single woman, as tenants in common with right of survivorship,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 20 of The Chesterfield, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Chesterfield of record in Instrument No. 20120627-0056191 and amended in Instrument No. 20121050098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Amir H. Mirian and Pamela M. Mirian, husband and wife by Warranty Deed from Anne Laurence Johnson, unmarried, of record in Instrument No. 20161024-0111845, Register's Office for Davidson County, Tennessee, dated October 21, 2016, and recorded on October 24, 2016.

This is improved property also known as 619 Chesterfield Way, Nashville, Tennessee 37212.

Map and Parcel: 104100R02000CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of November, 2020.

Amir H. Mirian -Grantor

Pamela M. Mirian -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amir H. Mirian and Pamela M. Mirian, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12-19-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$470,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of November, 2020.

Affiant

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12-19-2020

Grantee(s) Name, Address:	Send Tax Statement To:
Ryan Mirian and Kimberly Smith	Caliber Home Loans
619 Chesterfield Way	1525 S. Belt Line Road
Nashville, TN 37212	Coppell, TX 75019