WARRANTY DEED

Karen Johnson Davidson County
Batch# 540087 DEEDWARR
12/22/2020 11:54:00 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20201222-0152151

File #2020-762

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00.

Affiant

Subscribed and sworn to before me on December 18, 2020.

My Commission Expires February 26, 2023

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael J. Fay and Deborah R. Fay 5652 Clovermeade Dr. Brentwood, TN 37027	New Owner	160-16-0-062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MALIHEH M. GHARACHOLOU AND MOOSA GHARACHOLOU, MARRIED**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MICHAEL J. FAY AND DEBORAH R. FAY, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 as shown on the map entitled Revised Plan of Hearthstone, Phase 6, of record in Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MALIHEH M. GHARACHOOLOU and MOOSA GHARACHOOLOU, by deed from LANCE LOTT AND WIFE, MARTHA H. LOTT, of record as Instrument No. 20020830-0105146, dated August 26, 2002, said Register's Office.

Maliheh M. Gharacholou and Maliheh M. Gharachoolou is one and the same person.

Moosa Gharacholou and Moosa Gharachoolou is one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
Easements, setback lines, and all other matters as set forth on the above plan of

record.
Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5941 Fireside Dr., 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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on December 18, 2020.

Grantor:

Maliheh M. Gharacholou

Grantor:

Moosa Gharacholou

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MALIHEH M. GHARACHOLOU AND MOOSA GHARACHOLOU**, the within named bargainor, 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, at office, this 18th day of December, 2020.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY