WARRANTY DEED

When Recorded Return to
Midtown Title LLC
1704 Charlotte Ave, #105
Nashville TN 37203
File No 1-10429-RR

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson RR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(AFFIX SEAL)

ROZALIND RUSSELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parviz Youssefi	Parviz Youssefi	095 08 0 042.00
(NAME)	(NAME)	
1016 Brittain Downs Drive	1016 Brittain Downs Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Wanda Fifer Shaver, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Parviz Youssefi and DeAnne Youssefi, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 186 on the Map of Eva-Mor Heights, Section III, as recorded in Book 1835, Page 92, of the Register's Office of Davidson County, Tennessee; said lot No. 186 fronts 88.5 feet on the west side of Tamworth Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Charles Sanford Shaver and wife, Wanda Fifer Shaver, as tenants by the entirety by Warranty Deed from Rufus C. Shaver and Frances S. Shaver, dated 06/03/1988 and recorded 06/08/1988 of record in Book 7566, Page 174, Register's Office for Davidson County, Tennessee. The said Charles Sanford Shaver died on 05/21/2011, leaving the said Wander Fifer Shaver the sole surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1835, Page 92, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 1787, Page 281, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 552967 DEEDWARR
01/12/2021 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20210112-0005532

unimproved ☐

This is improved ☒ 324 Tamworth Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of January, 2021.

Wanda Fifer Shaver

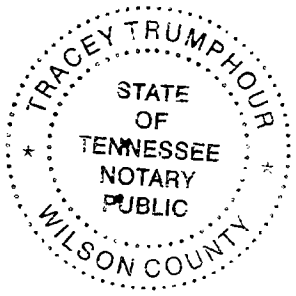
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Fifer Shaver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of January, 2021.

Notary Public:
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

