WARRANTY DEED

Karen Johnson Davidson County
Batch# 561562 **DEEDWARR**
01/26/2021 01:34:47 PM 2 pgs
Fees: $13.00 Taxes: $799.20

20210126-0011563

JM-SB-BMR-21-1831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Felicia Dellanini-Harrison	**NEW OWNER**	
(NAME)	(NAME)	**173-05-0A-153.00-CO**
9640 Mitchell Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **ARARAT NEJAD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FELICIA DELLANINI-HARRISON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Barnes Crossing Planned Unit Development, Phase 1 of record in Plan of record in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and amended in Instrument No. 20071227-0147998, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ararat Nejad, unmarried by QuitClaim deed from Khidir Hassan Nejad and Asti Bavandi, husband and wife of record in Instrument No. 202011030128710 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on November 03, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- P.U.D. Boundary Plat of record in Instrument No. 20050128-0010427, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Barnes Crossing, Phase One and By-Laws appended thereto, of record in Instrument Number 20050721-0084791, as re-recorded to add Phase Number in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Instrument Number 20050811-0095171 and Instrument Number 20050721-0084791, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20181210-0120117, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1831 Shaylin Loop, Antioch, Tennessee 37013**.

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), their heirs and 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), 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 hand(s) this the 25th DAY OF JANUARY, 2021.

Ararat Nejad

Ararat Nejad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARARAT NEJAD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212