Karen Johnson Davidson County
Batch# 562739 DEEDWARR
01/28/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20210128-0012377

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232262

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $262,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of January, 2021.

Notary Public
My Commission Expires: 4-17-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
SM Mazahir H. Hamadani 1351 Rosedale Court Nashville TN 37207	New Owner	Tax Parcel ID No. 071 16 0 397.00

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, **Robert Lee Hines and Angela L. Hines, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SM Mazahir H. Hamadani**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14 on the Plan of Joy Gardens, as of record in Book 3842, Page 68, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Rosedale Avenue at the common dividing line between Lots Nos. 14 and 15 on said Plan; thence Westerly along said dividing line 84.80 feet to a point; thence Southerly 98.27 feet to a point in the Northerly margin of Rosedale Court; thence Easterly along the Northerly margin of said Rosedale Court, 93.50 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the Westerly margin of Rosedale Avenue; thence Northerly along the Westerly margin of said Rosedale Avenue 74.75 feet to the point of Beginning.

Being the same property conveyed to Robert Lee Hines and Angela L. Hines, husband and wife by Quitclaim Deed from Robert Lee Hines, a married man of record in Instrument No. 20151016-0105170, Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on October 16, 2015.

Being the same property conveyed to Robert Lee Hines by Quitclaim Deed from Cynthia Y. Scruggs, of record in Instrument No. 20060622-0074793, Register's Office for Davidson County, Tennessee, dated May 17, 2006 and recorded on June 22, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Joy Gardens, as recorded in Plat Book 3842, Page(s) 68.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3965, Page 722.

This is improved property located at 1351 Rosedale Court Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of January, 2021.

Robert Lee Hines

Angela L. Hines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Lee Hines and Angela L. Hines, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

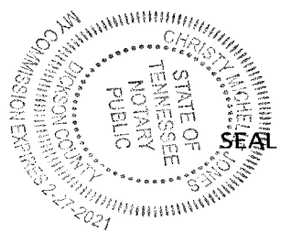
True Copy Certification

I, **Jared Aller**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Jared Aller,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SEAL

Christy Jones
My Commission Expires: