Karen Johnson Davidson County
Batch# 565894 DEEDWARR
02/02/2021 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20210202-0014735

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
877 Seven Oaks Blvd., Suite 590
Smyrna, TN 37167
File No.0842-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of February 2021.

Notary Public
My Commission Expires: 4-17-23

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Amir Fathi<br>2826 Woodlawn Drive<br>Nashville, TN 37215 | Churchill Mortgage Corporation<br>1749 Mallory Lane, Suite 100<br>Brentwood, TN 37027 | Map/parcel: 104-14-0F-011.00<br>CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

**Mohammad M. Fathi and Hannah Fathi, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Amir Fathi, single man**

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 11, on the Horizontal Property Regime for WOODLAWN COURT CONDOMINIUMS, as appearing of record in the Master Deed of record in Book 7792, Page 360, amended in Instrument No. 20020911-0110792, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed. Reference is further made to plat of record in Plat Book 6900, Pages 862 and 863, for a more complete and accurate description thereof.

BEING the same property conveyed to Mohammad M. Fathi and Hannah Fathi, husband and wife, by Deed from Jeremy Walz and Alice Walz, husband and wife, dated 6/28/2018 and filed for record in Instrument No. 20180702-0063701, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 7792, Page 360, as amended in Instrument No. 20020911-0110792; Book 7794, Page 952, as amended in Book 8327, Page 335; Book 7264, Page 166; Book 4771, Page 228, Book 4787, Page 271 and Book 6237, Page 572, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 2826 Woodlawn Drive Nashville, TN, 37215

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 29 day of JANUARY, 2021

X _____
Mohammad M. Fathi

X _____
Hannah Fathi

STATE OF CALIFORNIA
COUNTY OF _____

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

Witness my hand and official seal this _____ day of _____, 2021

SEE ATTACHED
NOTARIAL CERTIFICATE

_____
Notary Public

My Commission Expires:

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of SANTA CLARA )

On JANUARY 29TH 2021 before me, NINA RANDALL, NOTARY PUBLIC —
*Date* *Here Insert Name and Title of the Officer*

personally appeared MOHAMMAD M. FATHI AND HANNAH FATHI
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NINA RANDALL
Notary Public - California
Santa Clara County
Commission # 2305759
My Comm. Expires Oct 16, 2023

Signature Nina Randall
*Signature of Notary Public*

*Place Notary Seal Above*

***OPTIONAL***

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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True Copy Certification

I, **Kimberly Minter,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Sheila Reburn,** a notary public for this county and state, **Kimberly Minter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-27-21

Notary Seal

