Name and Address of New Owner:
Johnny C. Oquendo and Kayla M. Mumphrey
104 Hunters Run
Nashville, TN 37209

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 567614 DEEDWARR
02/03/2021 02:59:39 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63

20210203-0015863

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 114140A08900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Siroos Azhdari, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Johnny C. Oquendo and Kayla M. Mumphrey, husband and wife, "the Grantees," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section I, Woodland Forest of record in Book 6900, Pages 534, 535 and 536, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Siroos Azhdari, married, by Warranty Deed from John Rahimi (A/K/A Johan Rahimi), recorded on January 19, 2007, of record in Instrument No. 20070119-0007803, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]shville, TN 37212
[illegible] 14-SB-RG-20104

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of January, 2021.

_____ (SEAL)
Siroos Azhdari

_____ (SEAL)
Sudi Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2021, before me personally appeared Siroos Azhdari and Sudi Rahimi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of January, 2021.

DELANA A. LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $469,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of January, 2021.

Notary Public
My commission expires: 7/9/24
File No. 2020-2093

