21-1-074

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 576390 DEEDWARR
02/24/2021 11:11:05 AM 2 pgs
Fees: $13.00 Taxes: $111.00

20210224-0022880

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23 day of February, 2021 by and between Joe L. Dick and wife, Vera Jean Dick, hereinafter referred to as GRANTOR, and Mohsen Sarfehjoo, a married man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Unit D-118, of Caldwell Court Condominums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, as amended in Instrument No. 200705090055551 and Instrument No. 200710110120947 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Elvis L. Dick, Jr., and wife, Vera Jean Dick, by Warranty Deed, from Town & Country Properties, Inc., dated December 1, 1983, recorded January 13, 1984, of record in Book 6214, page 70, Register's Office for Davidson County, Tennessee. The said Elvis L. Dick, Jr. having since legally changed his name to Joe L. Dick by order dated November 8, 2011, in Civil Action Case No. 2011-917-B in the Chancery Court of Madison County, Mississippi.

This is [X]improved [ ]unimproved property known as: 550 Harding Place, Unit D-118, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joe L. Dick

Vera Jean Dick

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Joe L. Dick and Vera Jean Dick, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23 day of February, 2021.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Mohsen Sarfehjoo
499 Beauchamp Cir, Franklin, TN 37067

Send Tax Statements to:

Mohsen Sarfehjoo
499 Beauchamp Cir, Franklin, TN 37067

Map & Parcel: 147020B08000CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $30,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of February, 2021.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

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