WARRANTY DEED

Karen Johnson Davidson County
Batch# 580782 DEEDWARR
03/01/2021 01:22:59 PM 2 pgs
Fees: $13.00 Taxes: $752.95

20210301-0025607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $203,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Milad Farhangi and Arezou Alamdari	new owners	Parcel ID: 162090B00800CO
(NAME) 5601 Country Drive #210	(NAME) 3212 Hidden Creek Dr	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mohannad Alshaiman, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Milad Farhangi and Arezou Alamdari, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Town House No. 210, Building No. 17, including the garage therewith, in a Horizontal Property Regime as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, and further established by Master Deed of record in Book 4918, Page 116, as amended of record in Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete reference.

Being the same property conveyed to James R. Gray and spouse, Terrie M. Gray by Warranty Deed from ReloAction, a Relocation company, by deed dated January 16, 2004, filed of record on March 18, 2004, of record in Instrument No. 20040318-0030902, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mohannad Alshaiman, unmarried, By Warranty Deed from James R. Gray and spouse, Terri M. Gray, dated September 16, 2020 recorded September 18, 2020, of record in instrument No. 20200918-0107046 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ SB RW 21-5601-210

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5601 Country Drive #210 , Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 23rd day of February, 2021

Mohannad Alshaiman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 23rd day of February, 2021.

Notary Public

My Commission Expires: 7.17.24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY