WARRANTY DEED

File No. 2021-02

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/26/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 583617 DEEDWARR
03/03/2021 03:17:33 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20210303-0027771

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Swearingen And Janet Swearingen	Mortgage Research Center, LLC	
199 Woodson Lane	1400 Veterans United Dr.	**133-07-0-262.00**
Nashville, TN 37160	Columbia, MO 65203	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Samad Zanjanipour,** has this day bargained and sold and does hereby transfer and convey unto, **Dan Swearingen and Janet Swearingen, husband and wife,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Parma Heights, as of record in Book 2133, Page 23, Register's Office for said County, and described as follows:

Beginning at a point on the South margin of Woodson Lane, the common corner Lots 57 and 58; thence with the line between said lots, Southerly 117.6 feet to a corner of Lot 83; thence with the line between Lots 57 and 83, Westerly 100 feet to the East margin of Hewlett Drive; thence with the margin of said Drive Northerly 92.6 feet to the beginning of a curve; thence with said curve, Northeasterly 39.3 feet to a point on the South margin of Woodson Lane; thence with the margin of the same, Easterly 75 feet to the beginning.

Being the same property conveyed to Samad Zanjanipour by Warranty Deed from Imodean Ryan McBroom, a single woman, dated June 3, 2019 and recorded July 5, 2019, in Instrument No. 20190705-0065903, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 199 Woodson Lane, Nashville, TN 37211.

This conveyance is further subject to (1) applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 5th day of February 2021.

Samad Zanjanipour

STATE OF: TENNESSEE

COUNTY OF: RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, **Samad Zanjanipour,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February, **2021.**

My Commission Expires: 3/26/22

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Prepared by and Return to: American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN. 37129
(615) 956-6466