Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15431

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $585,000.00.

Affiant

Subscribed and sworn before me this the 15th day of March, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kia Mortazavi and Emma Kohr 2610 B Tiffany Drive Nashville, TN 37206	Sun West Mortgage 1820 Swarthmore, Ave Lakewood NJ 08701	084-05-0A-001.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN MIHOVETZ, AN UNMARRIED INDIVIDUAL,, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KIA MORTAZAVI AND EMMA* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

*Cleopatra Kohr, both Single as joint tenants with right of survivorship

Being Unit 2610-A on the Plan of The Cottages of Tiffany, as of record at Master Deed 20150724-0072846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Mihovetz, an unmarried individual, from Harry Andrew Day, III, a married man, by Warranty Deed dated April 29, 2016 of record in Instrument No. 20160510-0045355, Register's Office of Davidson County, Tennessee.

Being also known as 2610-B Tiffany Drive, Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2610 B Tiffany Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 595550 DEEDWARR
03/19/2021 10:11:17 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20210319-0036571

Witness my hand this the 15th day of March, 2021.

John Mihovetz

Molly Mihovetz

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Mihovetz and Molly Mihovetz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY