WARRANTY DEED

Karen Johnson Davidson County
Batch# 610040 DEEDWARR
04/08/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210408-0046770

LAURA PERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
September 20, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

2021-03-30

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: Sep. 20, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-030523

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miguel Hernandez and Marisol Hernandez	**Mortgage Investors Group**	
(NAME) 5516 Hearthstone Lane	(NAME) **8320 E. Walker Springs Ln, Ste 200**	160-11-0A-085.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALI HEJAZI AND WIFE, HALEH HEJAZINIA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIGUEL HERNANDEZ AND MARISOL HERNANDEZ, 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phases II, III & IV, Hemmingwood, of record in Plat Book 6900, Page 7 and 8, as amended in Plat Book 7431, Page 211, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ali Hejazi and wife, Haleh Hejazinia by Warranty deed from Matthew Gerald Costarakis, II and wife, Angela Costarakis of record in Instrument No. 20071012-0121598 Register's Office for Davidson County, Tennessee, dated October 01, 2007 and recorded on October 12, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5516 Hearthstone Lane, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 30th day of March, 2021

2021-03-30
Ali Hejazi

2021-03-30
Haleh Hejazinia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me by audio-video communication, Laura Perry, a Notary Public of this county, Ali Hejazi and wife, Haleh Hejazinia, 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 the30th day of March, 2021.

Notary Public

My Commission Expires: Sep. 20, 2023

(SEAL)

LAURA PERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
September 20, 2023

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON