Karen Johnson Davidson County
Batch# 611338 DEEDWARR
04/09/2021 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $732.60
20210409-0047487

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Amir Miralai 5515 Country Dr., Apt 42 Nashville, TN 37211

Order Number: 69882273-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Patricia Gail Lessman, f/k/a Patricia Gail Wood, married to Raymond L. Lessman**, for One Hundred Ninety-Eight Thousand Dollars and 00/100 ($198,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Amir Miralai, a single man,** whose address is 5515 Country Dr., Apt 42, Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Townhouse No. 42, Building No. F, in Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, Page 27, Register's Office for said County, to which plan reference is here made.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

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All provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, said Register's Office and the By-Laws for the administration of the building; and

All other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 162-05-0C-042.00 CO
Street address of property: 5515 Country Dr., Apt 42, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Deed Book 5178, Page 11 in the Recorder's Office, Davidson County, Tennessee.

Signed this 1st day of April, 2021.

Signature of Grantor(s):

Patricia Gail Lessman

Raymond L. Lessman

Patricia Gail Lessman, f/k/a Patricia Gail Wood
f/k/a Patricia Gail Wood

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 1ST day of APRIL, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Patricia Gail Lessman, f/k/a Patricia Gail Wood and Raymond L. Lessman, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

PCL 69882273DWAR01020203

Property Address: 5515 Country Dr., Apt 42, Nashville, TN 37211
Tax Parcel: 162-05-0C-042.00 CO

Oath of Consideration

I or we, Patricia Gail Lessman and Raymond L. Lessman, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $198,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 1st day of April, 2021.

Signatures of Affiant(s):

Raymond L. Lessman

Patricia Gail Lessman F/K/a Patricia Gail Wood

Sworn and subscribed before me this 1ST day of APRIL, 2021

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne