Karen Johnson Davidson County
Batch# 613867 DEEDWARR
04/13/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210413-0048984

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 09/02/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Staci L. Tubbs	Redfin Mortgage, LLC	16205000100
(NAME)	(NAME)	
366 Brewer Dr.	2611 Internet Blvd. Suite 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Frisco, TX 75034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Hesam Seifi and Bahareh Hassan Kokabi, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Staci L. Tubbs, an unmarried person** 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:

Lot 30 on the Plan of Southwood, as shown of record Book 2663, Page 125 and 126 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hesam Seifi and Bahareh Hassan Kokabi, by deed of record in Instrument No. 20180306-0020947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 366 Brewer Dr., Nashville, TN 37211
(House Number) (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 hands this 12th day of April, 2021.

Hesam Seifi

Bahareh Hassan Kokabi

State of Tennessee
County of Davidson

Personally appeared before me Hesam Seifi and Bahareh Hassan Kokabi, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2021.

Notary Public
My Commission Expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-02-2022

File No.: 15504

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

