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

15824e

Karen Johnson Davidson County
Batch# 617424 DEEDWARR
04/19/2021 09:56:04 AM 2 pgs
Fees: $13.00 Taxes: $886.15

20210419-0051712

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $239,500.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 2021.

Notary Public
My Commission Expires:

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

2021-201

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shahnam Yar Mohammed Toski and Afsaneh Salehi Saki	Same as Above	
424 Huntington Ridge Drive	2778 West Jackson	161-11-0A-0720.0 CO
Nashville, TN, 37211	Tupelo, MS 38801	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

FTB Property, LLC, a Maine Limited Liability Company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shahnam Yar Mohammed Toski and Afsaneh Salehi Saki, * husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 72 , as shown on the map entitled Huntington Ridge Townhouse Condominiums, of record in Plat Book 4675, page 9 and revised in Plat Book 9700, page 846, 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 FTB Property, LLC, a Maine Limited Liability Company by Warranty deed from Jonna Wall, married of record in Instrument No. 20160519-0050225 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 19, 2016.

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

This is improved property located at **424 Huntington Ridge Drive, Nashville, TN 37211.**

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 15th day of April, 2021.

FTB Property, LLC, a Maine limited liability company

Scott Alan Vogel

STATE OF MAINE
COUNTY OF YORK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Scott Alan Vogel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of FTB Property, LLC, a Maine limited liability company, and that he is authorized by FTB Property, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Ogunquit, Maine, this 15th day of April, 2021.

Notary Public Carrie L Tracy
My Commission Expires: 05-14-2022

