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

15505

Karen Johnson Davidson County
Batch# 617431 DEEDWARR
04/19/2021 10:04:04 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20210419-0051727

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, for this transfer is $307,000.00

Ahmad Garmavi
Affiant

Subscribed and sworn to before me, this 14th day of April, 2021.

Hilary Mohsenzadeh
Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ahmad Garmavi **Helan Selman**	SWBC Mortgage Corp.	**174110A17700CO**
2129 Camille Dr	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

Ebrahim Ebrahimi and Elham Mahmoudi, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ahmad Garmavi and Helan Selman, 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. 465 on the Plan of Cane Ridge Farms, Phase Two, of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Mehran D. Baghi, married, conveyed subject property to Gerald G. Patterson, Trustee, to make a reconveyance to to Ebrahim Ebrahimi and wife, Elham Mahmoudi, by Quitclaim Deed, dated June 12, 2020, of record in Instrument No. 20200619-0065816, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ebrahim Ebrahimi, a married man, and Mehran D. Baghi, a married man, by Warranty Deed, from Fred R. Shanks, married, dated July 19, 2017, of record in Instrument No. 20171721-0074086, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2129 Camille Dr, Antioch, TN 37013.

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 in 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.

_____ Date: 4/14/21
Ebrahim Ebrahimi

Elham Mahmoudi by Ebrahim Ebrahimi Attorney in fact Date: 4/12/21
Elham Mahmoudi by Ebrahim Ebrahimi, attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ebrahim Ebrahimi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April 2021, _____.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

NOTARY PUBLIC

My Commission Expires: 9/2/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ebrahim Ebrahimi with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Elham Mahmoudi, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book *, Page _____, in said Register's Office.

* 20210419-0051726

Witness my hand, at office, this 14th day of April 2021, _____.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

NOTARY PUBLIC

My Commission Expires: 9/2/21