Karen Johnson Davidson County
Batch# 621233 DEEDWARR
04/22/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $525.62
20210422-0054294

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,060.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-11-2023
(AFFIX SEAL)

SPENCER RYAN GROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-01667

Address of New Owner:	Send Tax Bills to:	Tax Information:
Asad Fard 547 Cedar Dr Nashville, TN 37211	New owner	162 09 0C 547.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Suzanne McClurkan now Kincaid**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Asad Fard**, hereinafter called the Grantees, their successors 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 Unit No. A, located on Lot No. 41, , on the plan of Cedarwood Condominiums, Phase II, (revised), as shown by plat of record in Plat Book 5200, Page 349, 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 Suzanne McClurken by deed from Roger M. Stephens and wife, Judy Stephens dated April 25, 1996m filed for record April 30, 1996, of record in Book 10032, Page 034, in the Register's Office for Davidson County, Tennessee.

Spouse of Grantor, joins in the the execution of this instrument for the purposes of conveying his martial intrests,if any, in the subject property

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 547 Cedar Dr, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of April, 2021

Suzanne Kincaid

Suzanne Kincaid

Mitch Kincaid

Mitch Kincaid

STATE OF TENNESSEE

COUNTY OF Williamson

On this 19th day of April, 2021, before me personally appeared Suzanne Kincaid and Mitch Kincaid, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

W Brad Lehman

Notary Public

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Shelly M. Walling, 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 Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Shelly M. Walling 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: 3/17/2024

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY