THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334266

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11409-PR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 624534 DEEDWARR
04/28/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210428-0056723

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sawngpai Kuihon and, Min Thlawh, Van Thang Lian 2408 Haskell Drive Antioch TN 37013	Castle & Cooke Mortgage, LLC 13751 South Wadsworth Park Drive, Suite 101 Draper, UT 84020	Tax Parcel ID No. 174 11 0A 427.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Soroush Azadi Nejad and Sheida Mousavi, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SAWNGPAI KUIHON AND MIN THLAWH, HUSBAND AND WIFE AND VAN THANG LIAN, A MARRIED MAN**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 389, on the Plat Cluster-Lot Subdivision Cane Ridge Farms Phase VI Section 2 as the same appears of record in Instrument no. 20060216-0018813, and re-recorded in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Soroush Azadi Nejad and Sheida Mousavi, husband and wife, by Warranty Deed from Joseph Nixon and wife Laura Nixon, of record in Instrument No. 20150422-0036116, in the Register's Office of Davidson County, Tennessee, dated April 13, 2015 and recorded on April 22, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cane Ridge Farms Phase VI Section 2, as recorded in Instrument No. 20060216-0018813, re-recorded in Instrument No. 20060531-0063598, Page(s).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000905-0087103, First amendment in Instrument No. 20001204-0119093; Second amendment in Instrument No. 20010815-0088370; Third amendment in Instrument No. 20040319-0031603; Fourth amendment in Instrument No. 20041102-0131848 and Rule regarding working capital contribution recorded in Instrument No. 20160601-0055259.

Easement for Transmission Line, recorded in Book 4428, Page 565 and Book 4420, Page 36.
Easement for Water Mains, Access Road, Power Lines and Appurtenances, recorded in Book 5078, Page 476.

Easement for United Telephone Company, recorded in Instrument No. 20020123-0009340.
Easement for Right of Way, recorded in Instrument No. 20060607-0067535.

This is improved property located at 2408 Haskell Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2021.

Soroush Azadi Nejad

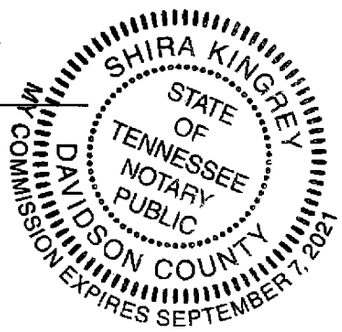
Sheida Mousavi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Soroush Azadi Nejad and Sheida Mousavi, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2021.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM