WARRANTY DEED

Karen Johnson Davidson County
Batch# 625843 DEEDWARR
04/29/2021 01:54:54 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20210429-0057678

JM-SB-AB-21-628

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY FRANCES BOYD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ararat Nejad and Kajin Mohammed Asti Bavandi	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**160-16-0B-099.00-CO**
628 Palisades Ct	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARLYN X. BERRIOS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARARAT NEJAD AND KAJIN MOHAMMED, HUSBAND AND WIFE AND ASTI BAVANDI, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Revision One, Section One, Brentwood Chase, R20 Residential P.U.D of record in Plat Book 9700, Page (s) 936 through 941, inclusive, 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 Arlyn X. Berrios, an unmarried woman by Warranty deed from Alberto Sosa Gaytan, a married person of record in Instrument No. 20200527-0054701 Register's Office for Davidson County, Tennessee, dated May 05, 2020 and recorded on May 27, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants and Restrictions of record in Book 11388, Page 52, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, and Corrective Amendment to Declaration recorded in Instrument No. 20150109-0002674, Instrument No. 20020515-0059485 Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11388, Page 71, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Charter of Brentwood Chase Community Association of record in Instrument Number 20000524-0051842, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of amenities area of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 11388, Page 52, Book 11388, Page 89, Instrument No. 20010614-0062687, Instrument No. 20010614-0062686, Instrument No. 20010614-0062685, Instrument No. 20000531-0053797, Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, Instrument No. 20030814-0116886, Instrument No. 20030829-0126085, Instrument No. 20030912-0134317, Instrument No. 20030924-0141511, Instrument No. 20031031-0160434, Instrument No. 20031118-0168303 and Instrument No. 20031217-0180088, all being of record in the Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
- Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreements of record in Book 11115, page 281 and 286, Register's Office for Davidson County, Tennessee.
- Fines of record in Instrument Number 20161020-0111124 and Abatement Violations recorded in Instrument No. 20161020-0111125, in the Register's Office for Davidson County, Tennessee.
- Reservations of oil, gas and minerals of record in Instrument Number 20100528-0041384, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **628 Palisades Ct, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF APRIL, 2021.

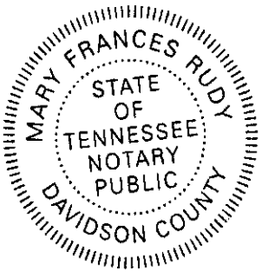
Arlyn X. Berrios

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 28th of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212