This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11386-AP

Karen Johnson Davidson County
Batch# 628143 DEEDWARR
05/04/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $862.10
20210504-0059355

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Sasan Hormozi
Affiant

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of April, 2021.

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sasan Hormozi 6952 Highway 70 S #121 Nashville, TN 37221	CMG Mortgage, Inc., 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	143-01-0C-021-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sepehr Ryan Hormozi, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sasan Hormozi, single**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 121, and the appurtenant interest in the common elements of West Port Landing Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of West Port Landing Condominiums, of record in Instrument No. 20031031-0160421 and in Instrument No. 20040526-0061758; and in Instrument No. 20041201-0143197, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of First Revision, Horizontal Property Regime Common Element Plat, West Port Landing Condominiums, of record in Instrument No. 20040310-0027295, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Port Landing Condominiums provided in said Master Deed, as amended, together with the By-Laws as recorded and amended, the aforementioned site-plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Sepehr Ryan Hormozi by Quitclaim Deed from Sara Hormozi, dated April 4, 2013, recorded June 22, 2016, of record in Instrument No. 20160622-0063650, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Sepehr Hormozi and wife, Sara Raeiszadeh by Warranty Deed from

Corinthian Custom Homes, Inc., a Tennessee corporation, dated September 28, 2005, recorded September 29, 2005, of record in Instrument No. 20050929-0117272, said Register's Office.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **6952 Highway 70 South, 121, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of April, 2021.

GRANTOR:

Sepehr Ryan Hormozi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sepehr Ryan Hormozi, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

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

