Karen Johnson Davidson County
Batch# 632061 DEEDWARR
05/10/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210510-0062293

STATE OF ~~TENNESSEE~~ Oklahoma
COUNTY OF Tulsa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Gail Anderson
Affiant

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

Kelly Daye Somacal
Notary Public

MY COMMISSION EXPIRES: 12-17-22
(AFFIX SEAL)

Notary Public
State of Oklahoma
Kelly Daye Somacal
TULSA COUNTY
COMMISSION #18012434
Comm. Exp. 12-17-2022

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

03-NSH21-01656

Address of New Owner:	Send Tax Bills to:	Tax Information:
FFAFS REO VII-C, a Delaware Limited Liability Company 5919 Old Harding Pike Nashville, TN 37205	NEW OWNERS	

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, **Parvin Noshad**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FFAFS REO VII-C, a Delaware Limited Liability Company**, 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 the southerly 80 feet of Lot No. 16 on the Map of Althauser & Bransford's (erroneously referenced in prior deed as Bransford'd) unrecorded subdivision of Lot A-2 of The Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said county and described as follows:

Beginning at a point in the Easterly margin of Old Harding Road at a point 20 feet South of the common comer of Lots No. 15 and 16; thence Easterly parallel to and 20 feet South of the dividing line between said lots, 327.8 feet to the Westerly right-of-way line of the N. C. & St. L. Railroad; thence with said right-of-way Southerly 61 feet to a point in the right-of-way of the overhead bridge of the Memphis to Bristol Highway; thence with the right-of-way of the same, South 52° 27' West 20.8 feet to the corner of Lot No. 17; thence with the line between Lots No. 16 and 17, Westerly 329 feet to a point in the Easterly margin of the Old Harding Road; thence with the margin of the same, Northerly 80 feet to the point of beginning.

Being the same property conveyed to Parvin Noshad and Arash Gholizadeh, unmarried individuals by deed from Mary Nancy C. Kimbrough, dated June 3, 2011, recorded June 6, 2011, of record in Instrument No. 20110606-0043274, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Parvin Noshad by Quitclaim Deed from Parvin Noshad and Arash Gholizadeh, dated April 22, 2019, recorded April 24, 2019, of record in Instrument No. 20190424-0037584, in the Register's Office for Davidson County, Tennessee.

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: 5919 Old Harding Pike, Nashville, TN 37205

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 20th day of April, 2021

Parvin Noshad

STATE OF TENNESSEE

COUNTY OF Williamson

On this 20th **day of April, 2021, before me personally appeared Parvin Noshad, 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.**

Notary Public

My Commission Expires: 9/24/2024

W. Brad Lehman
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Gail Anderson (Signer's Name), 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.

Gail Anderson (Signature)

Gail Anderson

State of Oklahoma

County of Tulsa

Personally appeared before me, Michelle Price (Notary's Name), a notary public for this county and state, Gail Anderson (Signer's Name), 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: 1/9/2023

NOTARY'S SEAL

MICHELLE PRICE
Notary Public, State of Oklahoma
Commission # 19000272
My Commission Expires 01-09-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).