Karen Johnson Davidson County
Batch# 635031 DEEDWARR
05/13/2021 09:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90
20210513-0064501

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/09/2022

(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

04-NSH21-01642

Address of New Owner:	Send Tax Bills to:	Tax Information:
Steven White and Nikisha Royston White 7333 Sugarloaf Drive Nashville, TN 37211	New owners at property address	181-01-0-B-179.00 CO

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, **Khosrow Khalili and Felore Baloch Gorai, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven White and Nikisha Royston White**, 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 Lot No. 123, on the plan of Section Three, Addition to Sugar Valley, as shown by plat of record in Instrument No. 20050629-0074915, 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 Khosrow Khalili and Felore Baloch Gorai by deed from Dongqing Li and Liping Wang, husband and wife, dated April 30, 2012, recorded May 2, 2012, of record in Instrument No. 20120502-0037451, 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: 7333 Sugarloaf Drive, 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 7th day of May, 2021

Khosrow Khalili

Felore Baloch Gorai

STATE OF ~~TENNESSEE~~ Oregon

COUNTY OF Washington

On this 7 day of May, 2021, before me personally appeared Khosrow Khalili and Felore Baloch Gorai, 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: 03.14.23

OFFICIAL STAMP
TAYLOR CLEMENT
NOTARY PUBLIC - OREGON
COMMISSION NO. 984956A
MY COMMISSION EXPIRES MARCH 14, 2023

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022