WARRANTY DEED

File #2021033614

Karen Johnson Davidson County
Batch# 642462 DEEDWARR
05/21/2021 04:04:30 PM 6 pgs
Fees: $33.00 Taxes: $744.23
20210521-0069715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,142.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024

(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Azimeh Azarm and Essy Yazdani	NEW OWNER	162-09-0B-053.00-CO
(NAME) 6332 Williams Grove Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Kenneth Futrell, Successor Trustee of The June Futrell Revocable Living Trust dated August 7, 2003, and Kenneth Futrell, Andrew Futrell and Trent Futrell, Heirs-at-Law of June E. Futrell, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Azimeh Azarm and Essy Yazdani, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 139, Building No. 8, on the Fourth revised site plan of Phase 3, on the Plan of Hickory Valley Condominiums, as of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to June Futrell, Trustee of The June Futrell Revocable Living Trust, by Warranty Deed from June E. Futrell, dated February 5, 2015, recorded on March 23, 2021, of record in Instrument No. 20210323-0038194, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to June E. Futrell, an unmarried woman, by Warranty Deed from Betty E. Neeley, an unmarried woman, dated May 2, 2006, recorded on May 4, 2006, of record in Instrument No. 20060504-0051842, said Register's Office. **The said June E. Futrell having since died intestate on March 18, 2021, prior to the recordation of the aforementioned Warranty Deed into The June Futrell Revocable Living Trust, leaving Kenneth Futrell, Andrew Futrell and Trent Futrell as her Heirs-at-Law, pursuant to Affidavits of Heirship of record in Instrument Nos. _202105210069713___ and _202105210069714___, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to: Subject to all matters shown on the Plan of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee.; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4918, Page 116 as amended in Book 4958, Page 346, Book 4521, Page 574 and Book 5001, Page 394, Register's Office for Davidson County, Tennessee.; By-Laws of record in Book 4918, Page 125 as amended in Book 4958, Page 346 and Book 8797, Page 918, in the Register's Office for Davidson County, Tennessee.; Charter of Hickory Valley Condominiums, Phase 3, Association of record in Book 8021, Page 852, in the Register's Office for Davidson County, Tennessee.; Easement and Right-of-Way as contained in the Deed of record in Book 3372, Page 430, in the Register's Office for Davidson County, Tennessee.; Easements of record in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☐ property, known as **5600 Country Drive, Unit 139, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 24th day of May, 2021.

The June Futrell Revocable Living Trust dated

August 7, 2003

By _____

Kenneth Futrell, Successor Trustee

STATE OF FLORIDA

COUNTY OF Volusia

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Kenneth Futrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of The June Futrell Revocable Living Trust dated August 7, 2003, the within named bargainor, and that he as such Successor Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee of the June Futrell Revocable Living Trust dated August 7, 2003.

Witness my hand and official seal at this 20th day of May, 2021.

Commission expires:

Judy Gerdes
Notary Public

JUDY GERDES
Notary Public - State of Florida
Commission # HH 072692
My Comm. Expires Dec 15, 2024
Bonded through National Notary Assn.

RETURN RECORDED DOCUMENTS TO:

Momentum Title, LLC
318 Seaboard Lane, Ste. 115
Franklin, TN 37067

Signatures continue on next page

Witness our hands this 20th day of May, 2021.

Kenneth Futrell

STATE OF FLORIDA

COUNTY OF Volusia

Before me, the undersigned Notary Public, personally appeared Kenneth Futrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2021.

Commission expires:

Judy Gerdes
Notary Public

JUDY GERDES
Notary Public - State of Florida
Commission # HH 072692
My Comm. Expires Dec 15, 2024
Bonded through National Notary Assn.

Signatures continue on next page

Witness our hands this 18th day of May, 2021.

Andrew Futrell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Andrew Futrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2021.

Commission expires: 9-11-21

Notary Public

JULIA T. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Signatures continue on next page

Witness our hands this 19 day of May, 2021.

Trent Futrell

STATE OF TENNESSEE

COUNTY OF Knox

Before me, the undersigned Notary Public, personally appeared Trent Futrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of May, 2021.

Commission expires: 7-27-2024

myla mack

Notary Public

MYLA MACK
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

Signatures continue on next page

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

