WARRANTY DEED

Karen Johnson Davidson County
Batch# 655937 DEEDWARR
06/14/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210614-0079784

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Athrea Shlemon
Affiant

Subscribed and sworn to me on 06/10/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Athrea Shlemon 1000 Norwood Ct. Smyrna, TN 37167	NEW OWNER	147-02-0B-017.00 (Tract 1) 147-02-0B-023.00 (Tract 2) 147-02-0B-080.00 (Tract 3)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mohsen Sarfehjoo, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Athrea Shlemon, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1

Land in Davidson County, Tennessee, being Unit No. A-117, together with the appurtenant interest in the common elements of Caldwell Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6188, page 744, and amended as Instrument Nos. 20070509-0055551, and 20071011-0120947, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to MOHSEN SARFEHJOO, MARRIED, by deed from CAROL Y. PURDY, UNMARRIED, of record as Instrument No. 20051110-0136521, dated November 8, 2005, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Unit No. B-103, together with the appurtenant interest in the common elements of Caldwell Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6188, page 744, and amended as Instrument Nos. 20070509-0055551, and 20071011-0120947, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to MOHSEN SARFEHJOO, by deed from CAROL M. PERKINS AND JOE W. JOHNSON, WIFE AND HUSBAND, of record as Instrument No. 20181221-0124348, dated December 20, 2018, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being Unit No. D-118, together with the appurtenant interest in the common elements of Caldwell Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6188, page 744, and amended as Instrument Nos. 20070509-0055551, and 20071011-0120947, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to MOHSEN SARFEHJOO, A MARRIED MAN, by deed from JOE L. DICK AND WIFE, VERA JEAN DICK, of record as Instrument No. 20210224-0022880, dated February 23, 2021, said Register's Office.

Grantor warrants that he has never lived in the subject properties as a married person and that the subject properties are not subject to any marital rights therein.

This is improved property known as 550 Harding Place, Units A-117, B-103, D-118 Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 06/10/21

Mohsen Sarfehjoo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/10/21, before me personally appeared Mohsen Sarfehjoo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his/ her free act and deed.

Witness my hand and official seal on 06/10/21

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY