Karen Johnson Davidson County
Batch# 661281 DEEDWARR
06/21/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $325.60
20210621-0083593

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee)
County of Davidson)

The actual consideration or value,
whichever is greater, for this transfer is: **$88,000.00**

Mohamad Hajjafar
Affiant Signature

Subscribed and sworn to before me on this the 16th day of June, 2021.

Notary Public

My Commission expires: 5/2/22

CHARLES D LIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-22

NEW OWNER:

Mohammad Hajjafar
5905 Woodlands Avenue
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

MAP AND PARCEL NUMBER:

149-15-0-A-431.00CO

WARRANTY DEED

21NT01514

Effective the 16th Day of June, 2021 and FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

Melad D. Sawiers and wife, Kathy Sawiers,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mohammad Hajjafar,

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 145 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, 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 Melad D. Sawiers and wife, Kathy Sawiers, by Warranty Deed from RL REGITN GVC, LLC, dated 04/15/2015 and recorded 04/17/2015 as Instrument No. 201504170034429, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as **1753 Bridgecrest Dr, Antioch, TN 37013**.

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 the 16th day of June, 2021.

Melad D. Sawiers

Kathy Sawiers

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Melad D. Sawiers** and **Kathy Sawiers**, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 16th day of June, 2021.

IRINI K BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Irini Bakhoum
Notary Public

My commission expires: 1-3-2023

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

