WARRANTY DEED

Karen Johnson Davidson County
Batch# 670877 DEEDWARR
07/02/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210702-0090320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.14.2025 (AFFIX SEAL)

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: RES-21-6952-106

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maryam Seirafi-Pour	New Owner	143 01 0C 006.00 CO
(NAME)	(NAME)	
6952 Highway 70 South unit 106 Nashville, TN 37221		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WALTER WARREN WASHINGTON AND KATHY LYNN WASHINGTON, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARYAM SEIRAFI-POUR, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 106 on the Plan of First Revision Horizontal Property Regime Common Element Plat, West Port Landing Condominiums, as shown on instrument of record in Instrument Number 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter Warren Washington and Kathy Lynn Washington, by Warranty Deed from William Cody Eaton, unmarried, dated December 18, 201, recorded December 31, 2015, in Instrument No. 20151231-0131592, in the Register's Office of Davidson County, Tennessee.

This instrument is executed on behalf of Walter Warren Washington by Kathy Lynn Washington pursuant to a Power of Attorney executed by Walter Warren Washington on June 21, 2021, simultaneously recorded in Instrument No. 202107020090319, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 6952 Highway 70 South, unit 106, Nashville, TN 37221
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2021

Walter Warren Washington by Kathy Lynn Washington, his Attorney-In-Fact

Walter Warren Washington by Kathy Lynn Washington, his Attorney-In-Fact

Kathy Lynn Washington

Kathy Lynn Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared Kathy Lynn Washington, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

Notary Signature
My commission expires: May 9, 2023

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2021, before me personally appeared Kathy Lynn Washington to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Walter Warren Washington and who acknowledged he/she/they executed the same as the free act and deed of the said Walter Warren Washington.

Witness my hand and official seal, this the 30th day of June, 2021.

Notary Public
My Commission Expires: May 9, 2023

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-30-2021.

Affiant
Date: 7-1-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of July, 2021.

Notary Public

My Commission Expires: 5/14/25

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY