Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4828

Karen Johnson Davidson County
Batch# 671096 DEEDWARR
07/06/2021 11:15:31 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210706-0090629

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

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

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Dastmalchian and Rebecca Dastmalchian 102 Beverly Drive Madison, TN 37115	95 Dunblaire Ave Toronto, ON M5M2S2	042-15-0-098.00

WARRANTY DEED

FOR AND IN 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,

Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Dastmalchian and Rebecca Dastmalchian, as Trustees of the Eric and Rebecca Dastmalchian Revocalble Trust, U/A dated January 15, 2020

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Blair Heights, Section II of record in Plat Book 2133, Page 51, 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 William L. Wynn and Helen F. Wynn by Deed from Fred B. Gregory and wife, Dorothy Gregory of record in Book 2543, page 367, Register's Office for Davidson County, Tennessee, dated June 14, 1956 and recorded on June 14, 1956. William L. Wynn became deceased on November 11, 2008, leaving Helen F. Wynn surviving spouse by and through tenants by the entirety.

Helen F. Wynn became deceased on September 23, 2018.

Being the same property conveyed to Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman by Warranty Deed from Cindy Stamps, Executrix of The Estate of William L. Wynn and Helen F. Wynn of record in Instrument No. 20210409-0047266 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on April 09, 2021.

This property has never been a primary residence of either Grantor's.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 102 Beverly Drive, Madison, TN 37115

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 so 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.

Dated this the 30th day of June, 2021.

Joshua C. Sweat

Wendy L. Swaby

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
TB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua C. Sweat and Wendy L. Swaby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2021.

Notary ~~Public~~
My Commission Expires: 10/23/23

(Notary Seal)

