#15713

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 4-17-2024

G-SB-EV-21-7157

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 673324 **DEEDWARR**
07/08/2021 11:42:56 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20210708-0092117

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Sepehr R. Hormozi and Elham Nazardad	SWBC Mortgage	
(NAME) **7157 Forrest Oaks Drive**	(NAME) 9311 San Pedro #100	**155-07-0A-033.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KIMBERLY TRIMBLE AND STEPHEN TRIMBLE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEPEHR R. HORMOZI AND ELHAM NAZARDAD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 16 on the Plan of Revision One to the Final Plat of Poplar Creek Estates, Phase III, Section "A" of record in Plat Book 7900, Page 696, as revised in Plat Book 9700, Page 122, 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 Tammy Mellons, Trustee by Quitclaim Deed from Kimberly Powell n/k/a Kimberly Trimble of record in Instrument No. 20190509-0043460, Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on May 09, 2019 and within the same deed the said Tammy Mellons, Trustee conveyed his interest in the subject property to Kimberly Trimble and Stephen Trimble, wife and husband.
Being the same property conveyed to Kimberly Powell, unmarried by Warranty deed from David B. Tribble and Virginia F. Tribble, husband and wife of record in Instrument No. 20131119-0119242 Register's Office for Davidson County, Tennessee, dated November 07, 2013 and recorded on November 19, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 696, amended in Plat Book 9700, Page 122, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6474, Page 346, amended in Book 6486, Page 587; Book 6662, Page 433; Book 6987, page 966, Book 7270, Page 648, Book 6804, Page 536 and Restated in Book 9472, Page 824 , Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for Open Spaces of record in Instrument Number 20011017-0113305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7157 Forrest Oaks Drive, Nashville, Tennessee 37221**.

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(S), 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 the 6th DAY OF JULY, 2021.

Kimberly Trimble

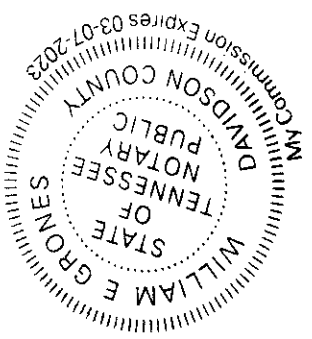
Stephen Trimble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY TRIMBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

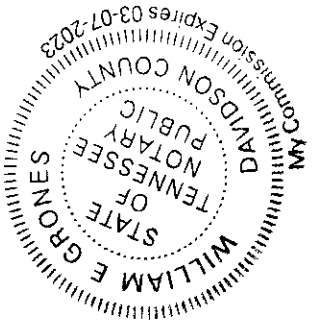


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN TRIMBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212