Karen Johnson Davidson County
Batch# 675933 DEEDWARR
07/13/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210713-0094140

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Tammy Lynn Owens and Anthony Dean Owens 116 31st Avenue Unit 202 Nashville, Tennessee 37203	Interline Mortgage 5875 N Sam Houston Pkwy W, Ste 300 Houston, TX 77086	104-02-0S-010-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ben Sedaghat, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tammy Lynn Owens and Anthony Dean Owens, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 202, of Hedrick Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as stabled by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including, without limitation, the by-laws appended thereto, as Exhibit "C", said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed to be held by each party as tenants in common. Reference hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such unit.

Being the same property conveyed to Ben Sedaghat, unmarried by Warranty deed from John M. Karamichalis, unmarried of record in Instrument No. 20070403-0039560 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 03, 2007.

This conveyance is subject to: (1) real property taxes for 2021 and all subsequent years, liens not yet due or payable & (2) all restrictions, covenants, conditions and easements not stated herein, Register's Office for Davidson County, Tennessee.

Being also known as 116 31st Avenue North 202 Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 day of June, 2021.

Ben Sedaghat (SEAL)
Ben Sedaghat

(SEAL)
Liora Moreh

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 18th day of June, 2021, before me personally appeared Ben Sedaghat and Liora Moreh, 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 18th day of June, 2021.

PAUL LEE
Notary Public - California
Los Angeles County
Commission # 2309493
My Comm. Expires Oct 20, 2023

Notary Signature
My commission expires: 10/20/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22 day of June, 2021.

CHARLOTTE THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Notary Public
My commission expires: 3/2/2025
File No. 2021-587

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the 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 6-18-21.

Affiant Signature

7-8-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7-8-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON