Karen Johnson Davidson County
Batch# 681718 DEEDWARR
07/22/2021 12:02:12 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210722-0098558

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is great for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 23 day of May 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Abigail Mosby 561 Michele Dr Antioch, TN 37013	Same	162-11-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shahin Raei, a married woman, (formerly known as Shahin Raei Ezabada, aka Shahin Raei Ezabadi)** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Abigail Mosby, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 65 on the plan of Section 4, Whittemore Valley, of record in Plat Book 6250, page 873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shahin Raei Ezabada, aka Shahin Raei Ezabadi, a married woman by Warranty Deed from Ki Sik Park, married, dated May 23, 2012 of record as Instrument No. 20120523-0044851, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Zabihollah Falahati joins in this conveyance to convey any and all interest he may have in the subject property.

This property is improved property known as 561 Michele 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of May, 2021.

Shahin Raei

Zabihollah Falahati

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shahin Raei and Zabihollah Falahati,** the bargainor(s), 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 Winnetka, California this the ~~28th~~ 27th day of May, 2021.

Notary Public

My Commission expires: Jan 27 2025

FILE NO: 2021057079

VIRGINIA GONZALEZ
Notary Public - California
Los Angeles County
Commission # 2344027
My Comm. Expires Jan 27, 2025