Karen Johnson Davidson County
Batch# 682858 DEEDWARR
07/23/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210723-0099411

STATE OF TENNESSEE
COUNTY OF Wilson

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

Teresa Harmon
Affiant

Subscribed and sworn to before me, this 15th day of July, 2021.

Notary Public

My commission expires: 3/12/2024

(Notary Stamp) LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Samey Ashari and Ferozan Ashari	New Owner	061-14-0-113.00
309 Brentwood Point		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Karen Burton, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Samey Ashari and Ferozan Ashari, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1. on the Resubdivision of Part of Lots 73 and 74 on the Plan of Maplewood Home Tract, of record in Plat Book 6050, Page 125, Register's Office for Davidson County. Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sue C. Burton and Karen Burton, both unmarried, as joint tenants with right of survivorship by Warranty deed from Carl R. McWhirter and wife, Mary C. McWhirter of record in Book 9515, page 458, Register's Office for Davidson County, Tennessee, dated November 9, 1994 and recorded on November 9, 1994.
Sue C. Burton died on January 31, 2016 leaving Karen Burton as the surviving tenant by the entirety.

Being also known as 3809 Burrus Street, Nashville, Tennessee 37216.

SP 11/2015

This is improved property known as **3809 Burrus Street, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of July, 2021.

Karen Burton

Karen Burton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Karen Burton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of July, 2021.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000237-529

Certificate of Authenticity

I, Lisa Virden, do hereby make oath that I am 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 July 15, 2021.

Affiant Signature

July 15, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature
My Commission Expires: November 19, 2023

Notary's Seal

