#15749

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 684531 DEEDWARR
07/27/2021 12:10:38 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20210727-0100774

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammad Alyas	Movement Mortgage	173050b01300co
(NAME)	(NAME)	
1836 Cottage Grove Way	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Baravan Sadeq and wife, Nazdar Jamil, Jenar Sadeq, a single woman, and Mehvan M. Sadeq, f.k.a. Mahvan M. Sadeq, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mohammad Alyas, married,** 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 Number 13 on the plan of Cottage Grove of record in Instrument Number 20071213-0143631, which was voided and vacated by Instrument No. 20100406-0025533, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Baravan Sadeq, a married man, and Jenar Sadeq, a single woman, and Mahvan M. Sadeq, a single man, joint tenants, by deed of record in Instrument No. 20180426-0039320, Register's Office for County, Tennessee. Mahvan M. Sadeq now known as Mehvan M. Sadeq by Petition for Name Change, Department of Homeland Security., U.S. Citizenship and Immigration Services.

Nazdar Jamil joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1836 Cottage Grove Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 23rd day of July, 2021.

Baravan Sadeq

Jenar Sadeq

Mehvan M. Sadeq

Nazdar Jamil

State of Tennessee
County of Davidson

Personally appeared before me Baravan Sadeq, Jenar Sadeq, and Mehvan M. Sadeq and Nazdar Jamil with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of July, 2021.

Notary Public
My Commission Expires:

File No.: 15749

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024