Karen Johnson Davidson County
Batch# 686552 DEEDWARR
07/29/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20210729-0102261

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of July, 2021.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

2021-1926-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hadi Ahmadzadegan and Afrouz Babakhanifar 5621 Montelle Lane Nashville, TN 37211	Hadi Ahmadzadegan and Afrouz Babakhanifar 821 Tintern Abbott Court Nashville, TN 37211	Map/Parcel 161 14 0D 003.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Granville Gene Howerton and Ginger M. Howerton, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Hadi Ahmadzadegan and Afrouz Babakhanifar**, married, hereinafter called the GRANTEES, their heirs 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(s) 3, as shown on the map entitled Ashley Park, A Planned Unit Development, of record in Plat Book 9700, Page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Granville Gene Howerton and Ginger M. Howerton, husband and wife, by Warranty Deed from Dennis R. Grisham and Jennifer M. Grisham, husband and wife, of record in Instrument No. 20170425-0040610, in the Register's Office of Davidson County, Tennessee, dated April 24, 2017 and recorded on April 25, 2017.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien which is not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5621 Montelle Lane, Nashville, TN 37211 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 28 day of July, 2021:

Granville Gene Howerton

Ginger M. Howerton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of July, 2021, before me personally appeared Granville Gene Howerton and Ginger M. Howerton, 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 28 day of July, 2021.

Notary Signature
My commission expires: 11/16/2024



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/28/2021.

Date

Affiant Signature

7/28/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of July, 2021

Notary's Signature

My Commission Expires: 6/21/2025

Date

Notary's Seal

AMY GAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2025