Karen Johnson Davidson County
Batch# 686706 DEEDWARR
07/30/2021 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20210730-0102480

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

ROBERT HOUSTON AKIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-6-0073-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Eric Bakhtiari and Andrew Bakhtiari	Erice Bakhtiari and Andrew Bakhtiari	105-11-1P-002.00
(NAME)	(NAME)	
849 Camino Medio	849 Camino Medio	
(ADDRESS)	(ADDRESS)	
Santa Barbara, CA 93110	Santa Barbara, CA 93110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Thousand And No/100 Dollars ($900,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICH HARRIS AND KE QUIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC BAKHTIARI, UNMARRIED AND ANDREW BAKHTIARI, UNMARRIED, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1700 Stewart Place Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200713-0075947 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William T. Luckett, married and Jennifer Luckett, unmarried, as joint tenants with right of survivorship by Warranty deed from James P. Smith, Jr., and Virginia P. Smith of record in Instrument No. 20070718-0085449 Register's Office for Davidson County, Tennessee, dated July 09, 2007 and recorded on July 18, 2007. (Value or consideration as shown in aforementioned deed $93,000.00.).

Being a portion of the same property conveyed to Jennifer Luckett, unmarried by Quitclaim deed from William T. Luckett, married and Sherry Ann Luckett, unmarried of record in Instrument No. 20101216-0099925 Register's Office for Davidson County, Tennessee, dated December 14, 2010 and recorded on December 16, 2010. (Value or consideration as shown in aforementioned deed $0.00.).

Being a portion of the same property conveyed to Jennifer Luckett, unmarried, and Jay Derwin, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Jennifer Luckett, unmarried, for the express purpose of creating a joint tenancy with right of survivorship in Jennifer Luckett, unmarried, and Jay Derwin, unmarried of record in Instrument No. 20101216-0099926 Register's Office for Davidson County, Tennessee, dated December 14, 2010 and recorded on December 16, 2010. (Value or consideration as shown in aforementioned deed $0.00.).

Being a portion of the same property conveyed to Ke Qin and Rich Harris, as tenants in common by Warranty deed from Jay Derwin and Jennifer Luckett now known as Jennifer Derwin, husband and wife of record in Instrument No. 20200605-0057771 Register's Office for Davidson County, Tennessee, dated June 03, 2020 and recorded on June 05, 2020. (Value or consideration as shown in aforementioned deed $49,000.00.) Being also known as 613 Southgate Avenue Nashville, TN 37203.

unimproved ☐
This is improved ☒ property, known as 613 Southgate Avenue, Nashville, TN 37203
(House No.) (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 our hands this 23RD day of JULY, 2021.

Rich Harris

Ke Quin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me, the undersigned, personally appeared Rich Harris, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me, the undersigned, personally appeared Ke Qin, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/29/2021 (date ~~of document~~).

Affiant Signature

07/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of July 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025