Karen Johnson Davidson County
Batch# 691333 DEEDWARR
08/05/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20210805-0105396

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-25

File No. BC-21-872

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Johnson and Crissy Johnson	Same as New Owner	
(NAME)	(NAME)	
3937 Rock Creek Drive		175-08-0-026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Abologhassem Fatheddin a/k/a Abe Fatheddin, married, Alborz Justin Fatheddin, unmarried, and Sarah Ann Fatheddin, unmarried, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Johnson and Crissy Johnson, husband and wife, as joint tenants**, HEREINAFTER CALLED THE GRANTEE, 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 No. 34 on the Plan of Section One, Hickory Woods of record in Plat Book 6900, Page 509, as amended by Surveyor's Certificate of Correction filed in Book 7582, page 166 and in Book 9997, page 844, 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 the same property conveyed to Abologhassem Fatheddin by Warranty deed from Janice L. Collin, aka Janice L. Collins, unmarried, nka Janice L. Welch, married of record in Instrument No. 20130730-0079187 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 30, 2013.

Being the same property conveyed to Abologhassem Fatheddin a/k/a Abe Fatheddin, Alborz Justin Fatheddin, unmarried, and Sarah Ann Fatheddin, unmarried, as tenants in common with rights of survivorship by Quitclaim deed from Abologhassem Fatheddin , married of record in Instrument No. 20150818-0083028 Register's Office for Davidson County, Tennessee, dated August 03, 2015 and recorded on August 18, 2015.

This is property more commonly known as 3937 Rock Creek Drive, Nashville, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 2nd day of August, 2021.

Abologhassem Fatheddin a/k/a Abe Fatheddin

Alborz Justin Fatheddin by Abe Fatheddin, Attorney-In-Fact

Sarah Ann Fatheddin by Abe Fatheddin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2021, before me personally appeared Abologhassem Fatheddin a/k/a Abe Fatheddin, 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 2nd day of August, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Abe Fatheddin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Alborz Justin Fatheddin, and that this instrument was executed on behalf of the said Alborz Justin Fatheddin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument/ Book & Page No. _____202108050105394_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of August, 2021.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Abe Fatheddin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Sarah Ann Fatheddin, and that this instrument was executed on behalf of the said Sarah Ann Fatheddin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument/ Book & Page No. 202108050105395, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of August, 2021.

Notary Public _____

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 August 2, 2021.

Affiant Signature

August 2, 2021
Date

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

State of Tennessee
County of Davidson
Sworn to and subscribed before me this 2nd day of August, 2021.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)