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

15883

WARRANTY DEED

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 $250,000.00

x Didar Khoshnaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 Day August 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Safeen Khoshnaw		162-12-0-A-054.00 CO
(NAME) 612 Jasmin Drive ~~305 Brittany Park Place~~	(NAME)	Karen Johnson Davidson County Batch# 705723 **DEEDWARR** 08/27/2021 09:41:27 AM 2 pgs Fees: $13.00 Taxes: $925.00
(ADDRESS) Nashville, TN 37211 ~~Antioch, TN 37013~~	(ADDRESS)	20210827-0115813
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Melissa Y Hargrove**, **unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Safeen Khoshnaw**, _____ hereinafter called the GRANTEE(S), his/her/their 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. 54, on the FINAL PLAT, BRITTANY PARK, PHASE II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Melissa Y. Hargrove, unmarried by Warranty Deed dated 01/25/2000 from Carlton Enterprises, Inc., a Tennessee corporation of record in Instrument 200001270008911, Register's Office forDavidson County, Tennessee.

This conveyance subject to all matters as set forth per Plat Book 7900, Page 998, Plat Book 9700, Page 796, Declaration of Covenants, Conditions and Restrictions of record in Book 10016, Page 870, as amended of record in Book 10772, Page 988, Book 11398, Page 4, and Instrument 200210250130771, Stormwater Detention Agreement of record in Book 8174, Page 198, Stormwater Detention Agreement of record in Book 9938, Page 753, Charter of Brittany Park Homeowners Association of record in Book 10016, Page 900, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 305 Brittany Park Place, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 26 day August 2021.

Melissa Y Hargrove

Melissa Y Hargrove

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 Melissa Y Hargrove, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of August, 2021.

Robyn Dubray

Notary Public:
My Commission Expires: 1-19-2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-19-25