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

158 of 2

WARRANTY DEED
Karen Johnson Davidson County
Batch# 710911 **DEEDWARR**
09/07/2021 11:49:41 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20210907-0119525

ANGEL E HENDRIX
NOTARY PUBLIC
REG. #7916761
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 07/31/2025

STATE OF Virginia
COUNTY OF Page

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Curtis Stoneberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND (1ST AMD) DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/31/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bevar Haji	Pinnacle Bank	181 01 0B 054.00
(NAME) 7275 Sugarloaf Drive	(NAME) 1503 Rayle. S, #1000	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Curtis W. Stoneberger and Wendy L. Stoneberger, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bevar Haji, an unmarried man**, hereinafter called the Grantee, his 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. 137 on the Plan of Section Two Addition To Sugar Valley RS10 Cluster Lot Subdivision of record in Instrument No. 20040629-0073636, Register's Office for Davidson County, Tennessee to which said Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Curtis W. Stoneberger and Wendy L. Stoneberger, husband and wife, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, of record in Instrument No. 20050617-0069632, in the Register's Office of Davidson County, Tennessee, dated June 09, 2005 and recorded on June 17, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7275 Sugarloaf Drive, 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 Grantee, hirs heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 1st day of September, 2021

Curtis W. Stoneberger

Wendy Stoneberger

Wendy L. Stoneberger

STATE OF VIRGINIA
COUNTY OF Page

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis W. Stoneberger and Wendy L. Stoneberger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2021.

Notary Public

My Commission Expires: 07/31/2025

ANGEL E HENDRIX
NOTARY PUBLIC
REG. #7916761
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 07/31/2025