Karen Johnson Davidson County
Batch# 717116 DEEDWARR
09/15/2021 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $473.60
20210915-0123961

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES: 3.3.2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Evelyn Recendiz Martinez	Evelyn Recendiz Martinez	136130A01500CO
(NAME)	(NAME)	
2933 Moss Spring Dr	2933 Moss Spring Dr	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch 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, **Abe Fatheddin, Alborz Justin Fatheddin, and Sarah Ann Fatheddin** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evelyn Recendiz Martinez,** HEREINAFTER CALLED THE GRANTEE, HER 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. 15, on the Plan of Waterview, a plat of which is of record in Instrument No. 20010515-0050286, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Abe Fatheddin, Alborz Justin Fatheddin, unmarried and Sarah Ann Fatheddin, unmarried, as tenants in common with rights of survivorship, by virtue of that certain Quit Claim Deed dated August 3, 2015, and being of record at Instrument No. 20150818-0083027 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 1200 Waverunner Ct. W Nashville, TN 37217
(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 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 hand this 10th day of September, 2021.

Abe Fatheddin

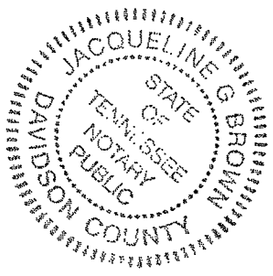
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Abe Fatheddin** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2021.

Notary Public

My Commission Expires: 1-8-22



Witness my hand this 10th day of September, 2021.

Alborz Justin Fatheddin

JESSICA NICOLE SMITH
Notary Public
Commonwealth of VA
7829323
My Commission Expires Dec 31, 2023

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alborz Justin Fatheddin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2021.

Jessica Nicole Smith
Notary Public

My Commission Expires: Dec. 31st, 2023

Witness my hand this 10th day of September, 2021.

Sarah Ann Fatheddin

Sarah Ann Fatheddin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me by audio-video communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Sarah Ann Fatheddin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2021.

Notary Public

My Commission Expires: June 18, 2023

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
June 18, 2023

Certificate of Authenticity

I, Holly A. Mason, 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 9/10/21.

Affiant Signature

9/10/21
Date

State of Tennessee
County of Rowan

Sworn to and subscribed before me this 10th day of September, 20 21.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22