Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Oak Lane Title

Karen Johnson Davidson County
Batch# 717349 DEEDWARR
09/16/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210916-0124235

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Joshua R. Fern and wife, Emily C. Fern**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **AmirHossein Shahhosseini, a single man and Nathan Wayne Hall, a married man,** as tenants in common, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being the Northerly 58 feet of the Southerly 68 feet of Lot No. 135 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 135 fronts 58 feet on the Westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20171201-0122983, Register's Office of Davidson County, Tennessee.
>
> Being also known as 4117 Edwards Avenue, Nashville, TN 37216.
>
> Tax/Map ID: 061-06-0-094.00
>
> Description same as previous deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that the title thereto is unencumbered except for the current year's property taxes, as well as easements, restrictions and other matters, if any, appearing in the Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 9th day of September, 2021.

Joshua R. Fern

Emily C. Fern

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Joshua R. Fern and wife, Emily C. Fern, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 2021.

My commission expires: _____

Notary Public

CINDY J. FOX STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

STATE OF TENNESSEE - Williamson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $355,000.00.

Affiant

Subscribed and sworn to before me this 10 day of September, 2021.

My commission expires: 9·21·24

Notary Public

KELLY GRAINE ELROD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 09-21-2024

NEW PROPERTY OWNERS:

Amir Hossein Shahhosseini and
Nathan Wayne Hall
4117 Edwards Ave.
Nashville, TN 37216

PERSON(S) RESPONSIBLE FOR TAXES:

New owner

X:\TR\REAL ESTATE\Shahhosseini\ShahhosseiniFrmFern.WD.09.2021.doc

Original Certification

I, Kelly Greene Elrod, do hereby make this oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on September 14, 2021.

9/14/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on September 14, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

09/14/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

