Karen Johnson Davidson County
Batch# 721155 DEEDWARR
09/22/2021 08:56:20 AM 2 pgs
Fees: $13.00 Taxes: $1,086.32
20210922-0127065

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$293,600.00**

Subscribed and sworn to before me this 13 day of September, 2021.

Notary Public **Affiant**
My Commission Expires: 1/25/22

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JAN 25, 2022

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jacob R. Saghi, Sydney T. Saghi, Eugene Saghi **3133 Hidden Creek Drive** **Antioch, Tennessee 37013**	JPMorgan Chase Bank 1111 Polaris Parkway Columbus, OH 43240-2050	**173-16-0A-060.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ANDREW CARL BROWN and LORI ANN BROWN, husband and wife**, have this day bargained and sold, and do hereby transfer and convey unto the said **JACOB R. SAGHI and SYDNEY T. SAGHI, a married couple, and EUGENE SAGHI, a married man**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Hidden Creek Drive, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record as Instrument Number 20030213-0020016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ANDREW CARL BROWN AND LORI ANN BROWN, HUSBAND AND WIFE, by deed from GLENN KRAFT AND ANDREA KRAFT, HUSBAND AND WIFE, of record in Instrument No. 20161109-0118650, dated November 4, 2016, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 9th day of September, 2021.

ANDREW CARL BROWN

LORI ANN BROWN

STATE OF COLORADO
COUNTY OF EL PASO

Personally appeared before me, Cristian Ramirez, a Notary Public in and for said County and State, **ANDREW CARL BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Paso County, Colorado, this the 9th day of September, 2021.

My Commission Expires: July 08, 2025

NOTARY PUBLIC

CRISTIAN RAMIREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214027436
MY COMMISSION EXPIRES JULY 08, 2025

STATE OF COLORADO
COUNTY OF El Paso

Personally appeared before me, Cristian Ramirez, a Notary Public in and for said County and State, **LORI ANN BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Paso County, Colorado, this the 9th day of September, 2021.

My Commission Expires: July 08, 2025

NOTARY PUBLIC

CRISTIAN RAMIREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214027436
MY COMMISSION EXPIRES JULY 08, 2025