WARRANTY DEED

Karen Johnson Davidson County
Batch# 732069 DEEDWARR
10/08/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211008-0135783

File No. JN-21-862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Dunn	NEW OWNER	
(NAME)	(NAME)	
1351 Rosedale Court	1351 ROSEDALE COURT	071-16-0-397.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE, TN 37207	
(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, I/we, **SM Mazahir H. Hamadani, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Howard Dunn, married man**, HEREINAFTER CALLED THE GRANTEE, THEIR 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. 14 on the Plan of Joy Gardens, as of record in Plat Book 3842, Page 68, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Rosedale Avenue at the common dividing line between Lots Nos. 14 and 15 on said Plan; thence Westerly along said dividing line 84.80 feet to a point; thence Southerly 98.27 feet to a point in the Northerly margin of Rosedale Court; thence Easterly along the Northerly margin of said Rosedale Court, 93.50 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the Westerly margin of Rosedale Avenue; thence Northerly along the Westerly margin of said Rosedale Avenue 74.75 feet to the point of beginning.

Being the same property conveyed to Emanuel Hines and Wife, Beatrice Ruth Hines by Warranty deed from George Romney of record in Book 4452, page 735, Register's Office for Davidson County, Tennessee, dated October 14, 1970 and recorded on October 16, 1970.

Being the same property conveyed to Robert Lee Hines by Quitclaim deed from Cynthia Y. Scruggs of record in Instrument No. 20060622-0074793 Register's Office for Davidson County, Tennessee, dated May 17, 2006 and recorded on May 22, 2006.

Being the same property conveyed to Robert Lee Hines and Angela L Hines, Husband and Wife by Quitclaim deed from Robert Lee Hines, a married man of record in Instrument No. 20151016-0105170 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on October 16, 2015.

Being the same property conveyed to SM Mazahir H. Hamadani by Warranty

deed from Robert Lee Hines and Angela L. Hines, husband and wife of record in Instrument No. 20210128-0012377 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 28, 2021.

This is property more commonly known as 1351 Rosedale Court, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 4th day of October, 2021.

SM Mazahir H. Hamadani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2021, before me personally appeared SM Mazahir H. Hamadani, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 OCTOBER 4, 2021.

Date

Affiant Signature

10/6/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON