Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-14027-CC

Karen Johnson Davidson County
Batch# 736257 DEEDWARR
10/14/2021 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20211014-0138065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2021.

C M Comiveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ramin Heidari Mahnaz Heidari 1229 Wexford Downs Lane Nashville, TN 37211	Intercoastal Mortgage, LLC 3420 Toringdon Way, Suite 330 Charlotte, NC 28277	172-14-0A-077.00CO

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, we, **Nooruddin Yazdanpanah and Jalaliyeh Yazdanpanah AKA Jalaiyeh Samimi, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ramin Heidari, an unmarried man, and Mahnaz Heidari, a married woman, as joint tenants with right of survivorship**, hereinafter called the Grantees, 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. 24 on the Plan of Section Two, Wexford Downs of record in Plat Book 9700, Pages 593 and 594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nooruddin Yazdanpanah and Jalaliyeh Yazdanpanah, husband and wife, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, dated July 28, 1999 and recorded on August 2, 1999 of record in Book 11598, Page 435, Register's Office for Davidson County, Tennessee.

Jalaliyeh Yazdanpanah is one in the same person as Jalaiyeh Samimi

This is improved property located at: **1229 Wexford Downs Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2021.

GRANTOR:

N-Y
Nooruddin Yazdanpanah

J.Sa
Jalaliyeh Samimi

STATE OF GEORGIA
COUNTY OF Cobb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nooruddin Yazdanpanah and Jalaliyeh Samimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2021.

Miranda S
Notary Public
My Commission expires: Dec. 26, 2022

MIRANDA STETSON
Notary Public - State of Georgia
Glynn County
My Commission Expires Dec 26, 2022

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/07/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/07/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 **day of** October, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM