Karen Johnson Davidson County
Batch# 741979 DEEDWARR
10/22/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211022-0142461

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14054-CC

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2021.

Notary Public
My Commission Expires: 5.14.2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Mejicano and Jesus G. Mejicano P. Mejicano 243 Tusculum Road Antioch, TN 37013	Primary Residential Mortgage 148 North 2220 West, Salt Lake City, UT 84116	162-01-0-118

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kobra Golzarfar and Hooman Khastar, Wife and Husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melissa Jazmine Mejicano Palma, a married woman, and Jesus Galileo Mejicano, a married man, as joint tenants**, 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 26 on the plan of Tusculum Gardens, Section Two, of record in Book 4885, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 83 feet on the southerly margin of Tusculum Road and extends back 130.05 feet on the easterly line and 141.17 feet on the westerly line, to a dead line in the rear, measuring 83.74 feet thereon.

Being the same property conveyed to Kobra Golzarfar and Hooman Khastar, wife and husband by Warranty Deed from Luis Tapia and Rosa Robles, husband and wife, dated August 15, 2018, recorded August 16, 2018, of record in Instrument No. 20180816-0081489, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Luis Tapia, an unmarried man and Rosa Robles, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Mi Casa of America LLC, a Tennessee limited liability company, dated May 26, 2010, recorded June 7, 2010, of record in Instrument No. 20100607-0043815, said Register's Office.

This is improved property located at: **243 Tusculum Road, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Taxes for year 2021 being paid at closing by the Grantor. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantee 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 18th day of October, 2021.

GRANTOR:

Kobra Golzarfar

STATE OF UTAH
COUNTY OF Salt Lake

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kobra Golzarfar, 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 15th day of October, 2021.

LATOY DARA
Notary Public
State of Utah
My Commission Expires 02/27/2024
COMMISSION # 710833

Notary Public
My Commission expires: 2-27-2024

Hooman Khastar

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hooman Khastar, 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 18th day of October, 2021.

Notary Public
My Commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-15-2021.

Affiant
Date: October 21, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of October, 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY