Karen Johnson Davidson County
Batch# 745321 DEEDWARR
10/27/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,864.80
20211027-0144576

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/2025

(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SM Mazahir Hamadani	SM Mazahir Hamadani	17107001300
(NAME)	(NAME)	
5725 Cloverland Place	5725 Cloverland Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/we Samuel Navarro, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **SM Mazahir Hamadani, a married man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of land in Davidson County, Tennessee described as follows:

Being Lot no. 10 on the Plan of Cloverland Acres, Section 2, as of record in Book 4460, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 158 feet on the Northerly margin of Cloverland Place and extends back 273.59 feet on the Easterly line and 280.66 feet on the Westerly line, to a line on the rear on which it measures 158.16 feet.

Being the same property conveyed to John W. Keenan, II and wife, Phyllis Keenan by Warranty Deed from John A. Shields and wife, Patricia L. Shields, dated 03/01/1995 and recorded 03/03/1995, of record in Book 9610, Page 509, Register's Office for Davidson County, Tennessee. The said John W. Keenan, II died on 11/23/2010, leaving the said Phyllis Keenan the sole surviving tenant by the entirety. The said Phyllis Keenan died testate on 08/14/2014, devising subject property to Mary Trogdon, as evidenced in File No. 14P-1549, Probate Court Clerk's Office for Davidson County, Tennessee; further, being the same property conveyed to Samuel Navarro by Quitclaim Deed from Mary Trogdon, Executrix of the Estate of Phyllis Keenan, deceased, dated 08/24/2015 and recorded 09/11/2015, of record in Instrument 201509110092453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 4460, Page 114, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4646, Page 464, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5725 Cloverland Place, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of October, 2021.

Samuel Navarro

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Navarro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of October, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR * NOTARY PUBLIC * STATE OF TENNESSEE * WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Please Return to:
MAGNOLIA TITLE AND ESCROW
1104 Fatherland Street
Nashville, TN 37206

202110270144576

Certificate of Authenticity

I, Elizabeth Yerger, 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 21, 2021**.

Affiant Signature

10/21/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

21st day of **October**, 20 21.

Notary's Signature

My Commission Expires: 4/26/2025

Notary's Seal (if on paper)

