Karen Johnson Davidson County
Batch# 746443 DEEDWARR
10/29/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20211029-0145373

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kendra R. Smith	Same	142060d06700co
(NAME)	(NAME)	
555 Doral Country Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Azhin H. Hawramy and Barzan Hawramy, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kendra R. Smith, a married woman,** 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, part of the Plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, Page 223, said Register's Office, to part hereby described as being:

Unit No. 34B on said plan described by the Master Deed establishing a horizontal property regime with respect to Doral County Condominiums, Section VII, as of record in Book 5532, Page 727, said Register's Office.

Being the same property conveyed to Azhin H. Hawramy and Barzan Hawramy, wife and husband, by deed of record in Instrument No. 20170804-0080162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 555 Doral Country Drive, Nashville, TN 37221
(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 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.

Azhin H. Hawramy

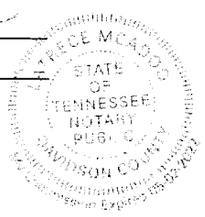
Barzan Hawramy

State of Tennessee
County of Davidson

Personally appeared before me Azhin H. Hawramy and Barzan Hawramy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. Carlton Drumwright, 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.

J. Carlton Drumwright

October 21, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 21, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY