6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 751518 DEEDWARR
11/09/2021 09:23:33 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20211109-0149283

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2021

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jalal Wahidi and Zarlasht Wahidi	LoanDepot.com	08514005500
(NAME)	(NAME)	
204 Disspayne Drive	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Foothill Ranch, CA 92610	
(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, I, **Zobair Rahimi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jalal Wahidi and Zarlasht Wahidi, husband and wife,** 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. 2, on the Final Plat, Resubdivision of Lot 5, Section One, Stanford Country Club Estates, of record in Instrument Number 20200507-0047840, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Zobair Rahimi by deed dated August 11, 2020 from Evans C. Hunt, Charlie Howard Hunt and Betty H. Dunkerson of record in Instrument No. 20200821-0094740, Register's Office for Davidson County, Tennessee. Being part of the same property devised to Evans C. Hunt, Charlie Howard Hunt and Betty H. Dunkerson by the Last Will and Testament of Mildred C. Hunt, who died June 30, 2019, and filed for Probate under Docket No. 19P1411, in the Probate Court Clerk's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 204 Disspayne Drive, Nashville, TN 37214
(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.

Witness my/our hands this 5th day of November, 2021.

Zobair Rahimi

State of Tennessee
County of Davidson

On this 5th day of November, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Zobair Rahimi, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 5th day of November, 2021.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 21-Wahidi

September 06, 2022