Karen Johnson Davidson County
Batch# 757116 DEEDWARR
11/17/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211117-0153131

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Leslie Marie Moen 806 18th Avenue South #207 Nashville, TN 37203	Leslie Marie Moen 36620 County Road 4, Eaton, CO 80615	092-16-0H-207-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Regal Properties, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leslie Marie Moen and Benjamin E. Bell, Jr., wife and husband**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 207, Horizontal Property Regime University House Condominium, as Shown on Exhibit "C" to Master Deed of record in Instrument No. 20070118- 046460, amended in Instrument No. 20070521-0060541, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Behzad Sedaghat and Afshin M. Yazidan, as Tenants in Common by Warranty deed from Midtown Property Partners of record in Instrument No. 20070619-0073230 Register's Office for Davidson County, Tennessee, dated June 11, 2007 and recorded on June 19, 2007.

Being the same property conveyed to Regal Properties, Inc., a Tennessee Corporation by Quitclaim deed from Behzad Sedaghat and Afshin M. Yazidan, as Tenants in Common of record in Instrument No. 20071113-0132979 Register's Office for Davidson County, Tennessee, dated November 06, 2007 and recorded on November 13, 2007.

This conveyance is subject to: (1) All conditions, covenants, restrictions, easements & planning documents of record not stated herein; (2) Current year's real property taxes, a lien now due & payable, & (3) All subsequent year's real property taxes, a lien not yet due or payable.

Being also known as 806 18th Avenue South 207 Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of November, 2021.

Regal Properties, Inc., a Tennessee Corporation

By: _____(SEAL)
Afshin Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Matthew Anderson of the state and county mentioned, personally appeared Afshin Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Regal Properties, Inc., the within named bargainor, a Corporation, and that such Afshin Yazdian as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, TN, this 8th day of November, 2021.

_____
Notary Signature

Printed Name: Matthew Anderson

My commission expires: 07-03-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of November, 2021.

_____
Notary Public
My commission expires: 3/15/25
File No. 2021-755

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 3/15/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11-8-21.

Affiant Signature

11-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-12-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON