Karen Johnson Davidson County
Batch# 760227 DEEDWARR
11/23/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211123-0155720

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00 Affiant Subscribed and sworn to before me, this 16 day of November, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Musheer & Aya Gorani 3456 Parkwood Ct Hermitage, TN 37067	Send Tax Bills to: New Owner 2345 Parkwood ct. Hermitage, TN 37067	Tax Information: Tax Parcel ID No. 086-14-0B-126.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PERRY ASHLEY MARTINES and GRACE O. MARTINES, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MUSHEER GORANI AND AYA GORANI, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 76 on the Final Plat of Fleetwood Subdivision, Section Two, being a Planned Unit Development, of record in Plat Book 6900, Pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank Marines, Jr and wife, Sheila K. Martines by Special Warranty deed from Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables LLC 2006-OP1 and Mortgage Pass-Through Certificates, Series 2006-OP1 of record in Instrument No. 20080623-0064633 Register's Office for Davidson County, Tennessee, dated May 27, 2008 and recorded on June 23, 2008. (Value of consideration shown in aforementioned deed $155,000.00.)

Being the same property conveyed to Frank Martines, Jr. and Sheila K. Martines, as Trustees of The Martines Family Revocable Living Trust dated September 15, 2009 by Warranty deed from Frank Martines, Jr. and Sheila K. Martines, husband and wife of record in Instrument No. 20091217-0115023 Register's Office for Davidson County, Tennessee, dated September 15, 2009 and recorded on December 17, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Perry Ashley Martines by Warranty deed from Sheila K. Martines, a windowed and un remarried spouse of Frank Martines Jr and the Trustee of The Martines Family Revocable Living Trust dated September 15, 2009 of record in Instrument No. 20200508-0048145 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 08, 2020. (Value of consideration shown in aforementioned deed $50.00.)

This is improved property commonly known as: **3456 Parkwood Ct, Hermitage TN, 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that

are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of November, 2021.

PERRY ASHLEY MARTINES

Grace Martines

GRACE O. MARTINES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PERRY ASHLEY MARTINES AND GRACE O. MARTINES**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of November 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **11/16/2021** (date of document).

Affiant Signature

11/16/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

