Karen Johnson Davidson County
Batch# 761265 DEEDWARR
11/24/2021 03:40:22 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20211124-0156555

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Aryan Dawoodi 551 Bellevue Rd., North Nashville, TN 37221	Movement Mortgage, LLC 9024 Calvin Hall Road Indian Land, SC 29707	142-14-0-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN D. FRAZIER AND WIFE, KELLY FRAZIER** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ARYAN DAWOODI, AN UNMARRIED MAN** ("Grantee" herein), his heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, as shown on the map entitled Westward Winds, of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN D. FRAZIER AND WIFE, KELLY FRAZIER, by deed from RONALD L. HUTCHENS AND WIFE, SUSAN B. HUTCHENS, of record as Instrument No. 20210419-0051820, dated April 14, 2021, said Register's Office.

This is improved property known as: 551 Bellevue Rd., North, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever and GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

JM-BHHS-21-551

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 19th day of November, 2021.

JOHN D. FRAZIER

KELLY FRAZIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared JOHN D. FRAZIER AND KELLY FRAZIER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 19th day of November, 2021.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$378,000.00.**

Affiant

Sworn to and subscribed before me this 19th day of November, 2021.

Notary Public

My Commission Expires: 07/09/24

