Karen Johnson Davidson County
Batch# 774125 DEEDWARR
12/15/2021 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20211215-0165624

# WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Daniel McKelvey and Taraneh Mojaverian | First American Mortgage Solutions C/o New American Funding | Parcel ID: 060 07 0 098.00 |
| (NAME) 2909 Rich Acres Drive | (NAME) 1795 International Way | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Idaho Falls ID 83402 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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/WE, **Oscar Quintanilla and Magdalena Quintanilla, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel McKelvey, a single man, and Taraneh Mojaverian, a single 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, being Lot No. 38 on the Plan of Section 3, Hillhurst Acres, as of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Oscar Quintanilla and Magdalena Quintanilla, husband and wife, by Warranty Deed from Fred Howell, of record in Instrument No. 20170929-0100003, in the Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on September 29, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2909 Rich Acres Drive, Nashville, TN 37207

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 our hands this 9 day of December, 2021

Oscar Quintanilla

Magdalena Quintanilla

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Oscar Quintanilla and Magdalena Quintanilla, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 12/9/2021 (date of document).

Affiant Signature

12/10/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of Dec., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202112150165624