Karen Johnson Davidson County
Batch# 776557 DEEDWARR
12/20/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211220-0167570

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF DECEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/14/2023

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2518LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Oscar Garcia Guox and Ana E. Sanchez de Leon	Same	162 05 0 249.00
313 Townes Drive	313 TOWNES DRIVE	
Nashville, TN 37211	NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHAHROKH SANAEI, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OSCAR GARCIA GUOX AND ANA E. SANCHEZ DE LEON

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:

Lot No. 118 on the plan of the Resubdivision of Lots 118 & 119 Hickory Valley, Section 3, as of record at Book 4715, Page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Shahrokh Sanaei, Unmarried, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20070212-0017643, in the Register's Office of Davidson County, Tennessee, dated February 09, 2007 and recorded on February 12, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 118 & 119 Hickory Valley, Section 3, as recorded in Plat Book 4715, Page(s) 170.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3 Hickory Valley Subdivision, as recorded in Plat Book 4460, Page(s) 86.

11. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4604, Page 526 and Book 4630, Page 548 (as amended in Book 5967, Page 773).

This is Improved property known as 313 Townes Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 2 day of December, 2021.

Shahrokh Sanaei

STATE OF Fl

COUNTY OF Clay

Personally appeared before me, a Notary Public of said County and State, SHAHROKH SANAEI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orange Park, Fl, this 2 day of December, 2021.
City State

STEPHANIE GUEVARA
Notary Public, State of Florida
Commission# GG 333600
My comm. expires May 13, 2023

Stephanie Guevara
Notary Public

My Commission Expires: May 13, 2023

Certificate of Authenticity

I, Holly A. Mason, 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 December , 2021.

Affiant Signature

12-13-21

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of December, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22