This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15143-TC

Karen Johnson Davidson County
Batch# 778472 DEEDWARR
12/22/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20211222-0169196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17th day of December, 2021.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shayan Rouhanifard, Nooshin Rouhanifard, and Masoud Rouhanifard 9162 Sydney Ln. Brentwood, TN 37027	Novus Home Mortgage, a division of Ixonia Bank 20935 Swenson Drive, Suite 420 Waukesha, WI 53186	071 16 0A 006.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Osei Boachie, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shayan Rouhanifard, an unmarried man, Nooshin Rouhanifard, an married woman, and Masoud Rouhanifard, a married man, as tenants in common**, 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 Unit No. 6 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and in Instrument No. 20151117-0116729, said plan being shown on Exhibit B to the amendment in Instrument No. 20150609-0054331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Osei Yaw Boachie, an unmarried man, by Warranty Deed from D223, LLC, of record in Instrument No. 20160303-0020517, in the Register's Office of Davidson County, Tennessee, dated February 26, 2016 and recorded on March 3, 2016.

Candice Boachie joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **733 Douglas Avenue, Nashville, TN 37207**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 17th day of December, 2021.

GRANTOR:

Osei Boachie

Candice Boachie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Osei Boachie and Candice Boachie, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202112220169196

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 17, 2021.

Affiant Signature

Date: 12/17/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 17, 2021.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

