3 9B

Karen Johnson Davidson County
Batch# 782447 DEEDWARR
12/30/2021 03:28:37 PM 2 pgs
Fees: $13.00 Taxes: $1,122.95
20211230-0172101

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW21736

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro #100
SAN ANTONIO, TX 78216

New Owner is:
Bassir Schahsawari
1345 Bell Road #306
Antioch, Tennessee 37013

MAP/PARCEL: 162-12-0B-007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chanar Ali and Harman Agid, wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bassir Schahsawari, married man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1345 Bell Road #306, Antioch, Tennessee 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit Number 2B on the Plan of Villas at Belle Parke, Phase One, a horizontal property regime, of record in Instrument Number 20020913-0111601, and as defined in the Master Deed of record in Instrument Number 20020911-0110959, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Chanar Ali and Harman Agid, wife and husband, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 1/10/2012 and recorded 2/6/2012 in Instrument No. 20120206-0010218, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of December, 2021.

GRANTOR:

Chanar Ali

Harman Agid

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chanar Ali and Harman Agid**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $303,500.00.

Affiant

SWORN TO and subscribed before me this 29 day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 7/9/22