Karen Johnson Davidson County
Batch# 788100 DEEDWARR
01/12/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220112-0004127

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this ~~29th~~ 30th day of December, 2021.

Notary Public

My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

2021-650

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sara Hama Shimeirani, Mawlood Shimeirani, and Lavan M. Shimeirani	New Owner	
5417 Oak Chase Drive		173-04-0A-263.00-CO
Nashville, TN, 37013		

WARRANTY DEED

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

Eugenio S. Danao and Lorybeth D. Danao, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sara Hama Shimeirani and Mawlood Shimeirani, a married couple and Lavan M. Shimeirani, an unmarried woman, as tenants in common

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Oak Highlands, Phase Three, 1st Revision, a Planned Unit Development of record in Plat at Instrument No. 20020122-0008284, 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 Eugenio S. Danao and Lorybeth D. Danao, husband and wife, as joint tenants by Warranty deed from Yazdian Construction Inc., a Tennessee Corporation of record in Instrument No. 20030213-0019902, Register's Office for Davidson County, Tennessee, dated February 5, 2003 and recorded on February 13, 2003.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5417 Oak Chase Drive, Nashville, TN 37013.**

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 29th day of December, 2021.

Eugenio S. Danao

Lorybeth D. Danao

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugenio S. Danao and Lorybeth D. Danao, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



Certificate of Authenticity

I, Mark B. Hayden, 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 12/29/21.

Date

Affiant Signature

12/29/21

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30th day of December, 2021.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY