Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
1Le125

Karen Johnson Davidson County
Batch# 801661 DEEDWARR
02/08/2022 10:05:05 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220208-0014331

Name and Address of New Owner:
Ali Khodaei
1906 Boxelder Alley
Hermitage, TN 37076

Send Tax Bills To:
CMG Mortgage
3160 Crow Canyon Rd #400
This Instrument Prepared By: San Ramon, CA 94583
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 097020A26900CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Patrick A. Mastrianni, an unmarried man and Monica D. Mastrianni, an unmarried woman, as Joint Tenants with Right of Survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ali Khodaei,** "the Grantee," the following described real estate in Davidson County, Tennessee: unmarried

Land in Davidson County Tennessee being Lot 269, Section 1, Phase 3A, Revision 1, Villages of Riverwood, as shown on plat of record in Instrument No. 20110630 0050230 in, the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick A. Mastrianni, an unmarried man and Monica D. Mastrianni, an unmarried woman, as Joint Tenants with Right of Survivorship by Warranty Deed from Michael J. Webb dated March 5th 2019 and recorded March 6th 2019 of record in Instrument No. 20190306-0020629, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1906 Boxelder Alley, Nashville, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2022.

_____(SEAL)
Patrick Mastrianni

_____(SEAL)
Monica D. Mastrianni

STATE OF GEORGIA
COUNTY OF Chatham

On this 31st day of January, 2022, before me personally appeared Patrick Mastrianni and Monica D. Mastrianni, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2022.

MARY BARRAGAN NOTARY PUBLIC COMMISSION EXPIRES OCTOBER 26, 2025 CHATHAM COUNTY, GEORGIA

Mary Barragan
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2022.

Notary Signature
My commission expires:

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022