Name and Address of New Owner:
Hamid Heidari and Sima Norouzi
54 Hubbard Street
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 808696 DEEDWARR
02/18/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $403.30
20220218-0019491

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC
4603 Gallatin Pike
Nashville, TN 37216

**Map & Parcel No: 105-04-0-083.00**

# WARRANTY DEED

**FOR AND IN CONS**IDERATION 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, Josefine Vaught, unmarried**, "the Grantor," has **this day bargained and sold and by these presents** does hereby sell, give, transfer and convey **unto Hamid Heidari and Sima Norouzi, husband and wife,** "the Grantee," the following described **real estate in Davidson County, Tennessee**:

**Land in Davidson County**, Tennessee, being the North 31 feet of Lot No. **462 on the Map** of Maury and Claiborne's Addition to South Nashville, of record in Book **21, Pages 84** and 85, Register's Office for said County.

Said part of said lot fronts 40 feet on the Southerly side of the first alley **North of Trimble** Street running West from Lewis Street and runs back between parallel lin**es 31 feet to a** dead line which is 87 feet North of Trimble Street.

Being the same property conveyed to Josefine Vaught by Warranty Deed from Robert L. Scruggs, Trustee, of record in Instrument No. 20141217-0115239, Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014. (Value of consideration shown in aforementioned deed $24,900.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 8th day of February, 2022.

_____(SEAL)
Josefine Vaught

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josefine Vaught, 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 this 8th day of February, 2022.

Notary Public
My commission expires: 5-5-2025

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $109,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of February, 2022.

Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File No. GNT-21-1954

**Tennessee Certification of Electronic Document**

I, Sarah Litz, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 02/08/22.

Affiant Signature

02/08/22
Date

**State of Tennessee**
**County of Davidson**

**Sworn to and subscribed before** me on this 08 day of February, 2022

Becky Elizabeth Burch
**Notary Signature**

**My Commission Expires:** 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON