Karen Johnson Davidson County
Batch# 809667 DEEDWARR
02/22/2022 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20220222-0020224

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15504-CC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Kirstin Hawk
Affiant

Subscribed and sworn to before me, this the 8th day of February, 2022.

Bria Sawyers
Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ali Shahosseini 1707 Stillwater Circle Brentwood, TN 37027	New Owner	172-12-B-204.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matthew R. Hawk and wife, Kirstin Hawk**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ali Shahosseini**, hereinafter called the Grantee, his 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 Lot No. 246 on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, page 496, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew R. Hawk and wife, Kirstin Hawk by Warranty Deed from Jonathan Cashman and wife, Brittany Valaber Cashman, dated September 27, 2010, recorded September 30, 2010, of record in Instrument No. 20100930-0077873, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **509 Cody Hill Court, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 8th day of February, 2022.

GRANTOR:

_____
Kirstin Hawk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirstin Hawk, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of February, 2022.

_____
Notary Public
My Commission expires: _____

GRANTOR:

_____
Matthew R. Hawk

STATE OF CALIFORNIA
COUNTY OF Riverside

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew R. Hawk, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9 day of February, 2022.

RYAN M. LEMUS
COMM. #2273904
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires January 1, 2023

_____
Notary Public
My Commission expires: Jan 1, 2023

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____day of February, 2022.

GRANTOR:

Kirstin Hawk

Kirstin Hawk

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirstin Hawk, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of February, 2022.

Notary Public
My Commission expires: 9-20-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR:

Matthew R. Hawk

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew R. Hawk, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____ day of February, 2022.

Notary Public
My Commission expires: _____

202202220020224

Certificate of Authenticity

I, Kirsten Virden, 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 02/09/2022

Kirsten Virden
Affiant Signature

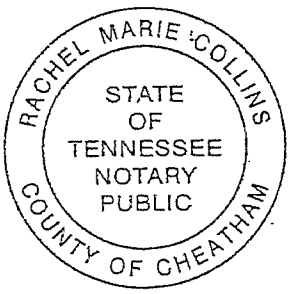
02/09/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of February 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal



202202220020224