This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16135-SC

Karen Johnson Davidson County
Batch# 822601 DEEDWARR
03/15/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220315-0030048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 7th day of March, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Smith 809 Saussy Court Nashville, TN 37205	New Owner	115-09-0A-002.00-CO & 115-09-0A-011.00-CO

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alireza Hajjafar, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Smith, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property 1: **778 Saussy Place, Nashville, TN 37205**

Land in Davidson County, Tennessee, Being Lot No. 2 of the Plan of Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20031027-0157620, 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 a portion of the same property conveyed to Alireza Hajjafar by Quit Claim Deed from Ali Hajjafar of record in Instrument No. 20200204-0012926 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 04, 2020.

Property 2: **805 Saussy Court, Nashville, TN 37205**

Land in Davidson County, Tennessee, Being Lot No. 11 of the Plan of Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20031027-0157620, 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 a portion of the same property conveyed to Alireza Hajjafar by Quit Claim deed from Ali Hajjafar of record in Instrument No. 202002040012927 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 04, 2020.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is ☐ improved or ☒ unimproved property located at: **778 Saussy Place, Nashville, TN 37205 and 805 Saussy Court, Nashville, TN 37205**

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 7 day of March, 2022.

GRANTOR:

Alireza Hajjafar

STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alireza Hajjafar, the within named bargainor(s), 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 at office this 7 day of March, 2022.

BRITTANY HOLZGEN
My Notary ID # 131749964
Expires October 5, 2022

Notary Public
My Commission expires: Oct 5, 2022

202203150030048

Certificate of Authenticity

I, Storey Carver, 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 March 7, 2022.

Storey Carver
Affiant Signature

3/7/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of March 2022.

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

Notary's Seal

