Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 162 SD

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Stacey Marie Sherrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stacey Marie Sherrell	Primary Residential Mtg.	147070H00100CO
(NAME)	(NAME)	
4423A Providence Heights	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Scott Lacks UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kamran Haidari, married ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stacey Marie Sherrell, ~~unmarried~~ * unmarried,** hereinafter called the GRANTEES, their 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 all of Unit A of Exhibit for the Horizontal Property Regime for 4423 Providence Heights Commons Units A&B as established by a Master Deed and Declaration of Covenants, Conditions, and Restrictions of 4423 Providence Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170524-0051788, Register's office for Davidson County, Tennessee, and being part of lot 32 as shown on Plat appearing of record in Book 547, Page 163, Register's office for Davidson County, Tennessee.

K.H * PART OF
Being the same property conveyed to Kamran Haidari, by deed dated 2/7/2020 of record in Instrument No.
SMS 20200210-0014946, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

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

unimproved ☐

This is improved ☑ property, known as 4423A Providence Heights, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 826727 **DEEDWARR**
03/23/2022 10:06:52 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220323-0033242

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 my/our hands this 22nd day of March, 2022.

K. Haidari

Kamran Haidari

State of Tennessee
County of Davidson

Personally appeared before me Kamran Haidari, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of March, 2022.

Hilary Mohsenzadeh

Notary Public _____
My Commission Expires: _____

File No.: 16250

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