Karen Johnson Davidson County
Batch# 829132 DEEDWARR
03/25/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220325-0034875

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 2022.

Notary Public
My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2022-66

Address of New Owner:	Send Tax Bills to:	Tax Information:
Seth Webster	First Community Mortgage, Inc.	
3001 Hamilton Church Road, #420	275 Robert Rose Drive	163-04-0A-420.00-CO
Antioch, TN, 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Vahin S. Taha and Azad Z. Babiry, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Seth Webster, unmarried man, ,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 420 of Hamilton Crossings Townhomes, Phase I, a Planned Unit Development, as described according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050310-0026734, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vahin S. Taha and Azad Z. Babiry, Wife and Husband by Warranty deed from Jin Johnson and Cristian Johnson, Wife and Husband of record in Instrument No. 20170123-0006806 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017.

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

This is improved property located at **3001 Hamilton Church Road, #420, Antioch, TN 37013.**

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 our hands this 14th day of March, 2022.

Azad Z. Babiry

Witness our hands this 16th day of March, 2022.

Vahin S. Taha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Azad Z. Babiry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2022.

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vahin S. Taha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2022.

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 3-14, 2022.

Affiant
Date: March 18, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of March 2022.

Notary Public

My Commission Expires: 5/25/2025

