Karen Johnson Davidson County
Batch# 830148 DEEDWARR
03/28/2022 04:04:30 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20220328-0035799

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 $555,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2022.

Notary Public
My Commission Expires: 9/29/24.

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2022-80

Address of New Owner:	Send Tax Bills to:	Tax Information:
Keyvanan Tirgar Bahnamiri & Fariba Faraji Chalehzamini	Movement mortgage	
616 Saint Jules Lane	8024 Calvin Hall Rd	173-09-0A-099.00-CO
Nashville, TN, 37211	Indian Lake, SC 29707	

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

Susan B. Montgomery, a single woman,

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

Keyvan Tirgar Bahnamiri and Fariba Faraji Chalehzamini, husband and wife,

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

Land in Davidson County, Tennessee, being all of Lot No. 108 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan B. Montgomery and Nathan E Montgomery Sr., wife and husband by Warranty deed from Diana A. Hodges, unmarried of record in Instrument No. 20150901-0088921 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 01, 2015.

Nathan E. Montgomery, Sr., passed away on or around March 7, 2021; leaving his surviving spouse, Susan B Montgomery as sole tenant by the entirety.

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

This is improved property located at **616 Saint Jules Lane, Nashville, TN 37211**

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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 21st day of March, 2022.

Susan B. Montgomery

Susan B. Montgomery

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 Susan B. Montgomery, 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 21st day of March, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or 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 21, 2022.

Lisa Allard, Affiant March 21, 2022

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 21, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024