Karen Johnson Davidson County
Batch# 834508 DEEDWARR
04/05/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220405-0039092

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

K-A

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 6/25/25

(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
Setareh Yazdani	Pinnacle Bank	173050A14400CO
(NAME)	(NAME)	
1849 Shaylin Loop	2309 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville TN 37215	
(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, We, **Nader Bahri and Farnaz Niknejad, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Setareh Yazdani,** ~~an 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:

* woman

Being all of Lot No. 144, correctly known as Unit 144, on the plan of Barnes Crossing, Phase I, according to Plat and Survey of matters shown on Exhibit "A" in said Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in in Instrument No. 20050805-0092480, and as amended of record in Instrument No. 20051114-0136938, of the Register's office of Davidson county, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nader S. Bahri and Farnaz Niknejad, as a married couple, their heirs and assigns, by deed of record in Instrument No. 20121127-0108705, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1849 Shaylin Loop, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of March, 2022.

Nader Bahri

Farnaz Niknejad

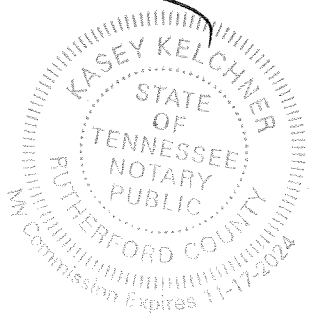
State of Tennessee
County of Davidson

Personally appeared before me Nader Bahri and Farnaz Niknejad, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2022.

Notary Public _____
My Commission Expires: _____

File No.: 16268



Certificate of Authenticity

I, Kris Giammarco, 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 28, 2022.

Kris Giammarco
Affiant Signature

March 28, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of March, 2022.

Notary's Signature
My Commission Expires: 4/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025