Karen Johnson Davidson County
Batch# 834588 DEEDWARR
04/05/2022 11:21:56 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220405-0039192

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
01-06-25
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-03772

Address of New Owner:	Send Tax Bills to:	Tax Information:
Monique Renee Smaby 1521 Crosswind Drive Nashville, TN 37211	SWBC Mortgage 9311 San Padreo #100 San Antonio, TX 78216	172-15-0A-167.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Farzad Ahmadpour and Ahdiyeh Ramyer, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Monique Renee Smaby, a single woman,** hereinafter called the Grantees, their successors 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 Lot No. 203 on the Plan of Section Ten, Holt Woods, R20 Residential P.U.D. of record in Book 9700, Pages 281 and 282, 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 Farzad Ahmadpour and Ahdieh Ramyer, husband and wife by Warranty Deed from Brian R. Beaman and wife, Denise R. Beaman of record in Instrument No. 20160328-0028603 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016. (Value of consideration shown in aforementioned deed $246,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1521 Crosswind Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31 day of March, 2022

Farzad Ahmadpour
Farzad Ahmadpour

Ahdieh Ramyar
Ahdiyeh Ramyer

STATE OF ~~TENNESSEE~~ UTAH

COUNTY OF Salt Lake

On this 31 day of March, 20 22, before me personally appeared Farzad Ahmadpour and Ahdiyeh Ramyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 2-27-2024

LATDY DARA
Notary Public
State of Utah
My Commission Expires 02/27/2024
COMMISSION # 710833