Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-740

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of March, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kambiz Heidari and Sanaz Heidari 5821 Labrador Lane Antioch, TN 37013	New Owners	172-08-0A-008.00-CO

Karen Johnson Davidson County
Batch# 839674 DEEDWARR
04/14/2022 08:50:30 AM 7 pgs
Fees: $38.00 Taxes: $936.10
20220414-0043241

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, I/WE,

Thomas Freeman-Stuart, Administrator of The Estate of Carole Ellen Freeman, Thomas Freeman-Stuart, Martha Ann Freeman Muench, Liza Caroll Kurz Stanton, Francesca McQueen Kurz Wickremesekera, and Caroline Ellen Kurz Cochran

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kambiz Heidari and Sanaz Heidari, a married couple

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 Lot No. 8 on the Plan of Hunters Branch, Section One, Resubdivision of Lots 7 and 8, of record in Plat Book 6250, Page 679, 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 Carole E. Freeman by Warranty deed from Rex Edwin Garton, Jr. and wife, Sandra Hassell Garton of record in Instrument No. 2001208-0120888 Register's Office for Davidson County, Tennessee, dated November 29, 2000 and recorded on December 08, 2000.

The said Carole E. Freeman having since died on or about July 15, 2021. Reference is made to Court Order Opening Estate and to Issue Letters of Administration for the Estate of Carole E. Freeman in the

Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 21P1812, naming Thomas Freeman-Stuart as administrator.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5821 Labrador Lane, 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 so 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.

Dated this the 30th day of March, 2022.

The Estate of Carole Ellen Freeman

By: _____, Administrator
Thomas Freeman-Stuart, Administrator

_____
Thomas Freeman-Stuart

STATE OF North Carolina
COUNTY OF Orange

On this 30th day of March, 2022, before me personally appeared Thomas Freeman-Stuart, Administrator of The Estate of Carole Ellen Freeman and Thomas Freeman-Stuart, individually, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

_____
Notary Signature
My commission expires: 05-06-2023

PAMELA T. COLLINS NOTARY PUBLIC My Commission Expires 05-06-23 DURHAM COUNTY, NC

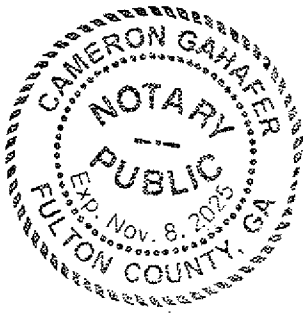
Francesca McQueen Kurz Wickremesekera

STATE OF GA
COUNTY OF Fulton

On this 30th day of March, 2022, before me personally appeared Francesca McQueen Kurz Wickremesekera, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Notary Signature
My commission expires: 11/08/2025



Martha Ann Freeman Muench

Martha Ann Freeman Muench

STATE OF Missouri.
COUNTY OF Cape Girardeau

On this 29th day of March, 2022, before me personally appeared, Martha Ann Freeman Muench, 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March, 2022.

Sandra DeProw
Notary Signature
My commission expires: 8/7/2024

SANDRA DEPROW
Notary Public - Notary Seal
Scott County - State of Missouri
Commission Number 12493107
My Commission Expires Aug 7, 2024

Liza Carroll Kurz Stanton

STATE OF Illinois
COUNTY OF Tazewell

On this 29 day of March, 2022, before me personally appeared Liza Caroll Kurz Stanton, 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's (or persons') free act and deed.

Witness my hand, at office, this 29 day of March, 2022.

Notary Signature
My commission expires:

"OFFICIAL SEAL"
CECILIA MARTINEZ
Notary Public, State of Illinois
My Commission Expires 07/15/2024

① Caroline Ellen Kurz Cochran
Caroline Ellen Kurz Cochran

STATE OF Illinois
COUNTY OF Tazewell

On this 30th day of March, 2022, before me personally appeared Caroline Ellen Kurz Cochran, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Ashley M. Lowrance
Notary Signature
My commission expires:. 01-19-2025

①
OFFICIAL SEAL
ASHLEY M LOWRANCE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 01-19-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 3-29-22 & 3-30-22.

Affiant Signature

4-7-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4-7-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON