Karen Johnson Davidson County
Batch# 844947 DEEDWARR
04/25/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220425-0047364

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(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
Evan Oatman	NEW OWNER	147070H00200CO
(NAME)	(NAME)	
4423B Providence Heights		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Kamran Haidari, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Evan Oatman, 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:

Land in Davidson County, Tennessee, being all of Unit B of Exhibit for the Horizontal Property Regime for 4423 Providence Heights Commons Units A&B as established by a Master Deed and Declaration of Covenants, Conditions, and Restrictions of 4423 Providence Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170524-0051788, Register's office for Davidson County, Tennessee, and being part of lot 32 as shown on Plat appearing of record in Book 547, Page 163, Register's office for Davidson County, Tennessee.

Being part of the same property conveyed to Kamran Haidari, by deed of record in Instrument No. 20200210-001496, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

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

unimproved ☐

This is improved ☐ property, known as 4423B Providence Heights, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 14th day of April, 2022.

Kamran Haidari

State of Tennessee
County of Davidson

Personally appeared before me Kamran Haidari, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2022.

Notary Public
My Commission Expires:

File No.: 16284

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Jennifer Harris, 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 4.14.2022 (date of document).

Affiant Signature

4.18.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY