Karen Johnson Davidson County
Batch# 853245 DEEDWARR
05/10/2022 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20220510-0053487

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Josephine Sanchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF April, 2022.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Torres Garcia, Maria De La Cruz Garcia Moreno, and Elvira M. De Oliveira Souza	New Owners	
(NAME) 6940 Scarlet Ridge Dr.	(NAME) 6940 Scarlet Ridge Dr.	181-10-0A-166.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Carlo Aghakhani and Meganush Aghakhani, as Trustees of the Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miguel Angel Torres Garcia and Maria De La Cruz Garcia Moreno, husband and wife, and Elvira M. De Oliveira Souza, single woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 420 on the Plan of Autumn Oaks, Phase Four of record in Instrument No. 20020523-0062993, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlo Aghakhani by Warranty deed from Dale Tinsley and Wife, Denise Tinsley of record in Instrument No. 20061027-0133757 Register's Office for Davidson County, Tennessee, dated October 24, 2006 and recorded on October 27, 2006.

Being the same property conveyed to Carlo Aghakhani and Meganush Aghakhani, as trustee of the Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018 by Quit Claim deed from Carlo Aghakhani of record in Instrument No. 20180912-0090533 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on September 12, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 6940 Scarlet Ridge Dr. Brentwood, TN 37027
(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 hand this 21st day of April, 2022.

Carlo Aghakhani and Meganush Aghakhani, as Trustee of the Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018

Carlo Aghakhani, Trustee

Meganush Aghakhani, Trustee

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 4/28/22 before me, Wanda Jackson, Notary Public (insert name and title of the officer), personally appeared Carlo Aghakhani, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____. (Seal)

WANDA JACKSON
Notary Public - California
Los Angeles County
Commission # 2343666
My Comm. Expires Jan 26, 2025

CALIFORNIA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 4/28/22 before me, Wanda Jackson, Notary Public (insert name and title of the officer), personally appeared Meganush Ashkhan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____. (Seal)

WANDA JACKSON
Notary Public - California
Los Angeles County
Commission # 2343666
My Comm. Expires Jan 26, 2025

Certificate of Authenticity

I, Holly A. Mason, 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 4/29/22.

Affiant Signature

4/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of April, 2022.

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 11/08/2022