Karen Johnson Davidson County
Batch# 856169 DEEDWARR
05/16/2022 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20220516-0056152

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

MF
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~APRIL~~ May MS, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-28-2026
(AFFIX SEAL)

BETHANY D SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

T-SH-22-2519-201

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy M. Boone	Cross Country Mortgage	
(NAME) **2519 Clifton Ave #201**	(NAME) 6850 Miller Road	**092-10-0H-021.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAEED REZA SALEHPOUR, TRUSTEE, AND MARI EILEEN SALEHPOUR, TRUSTEE, OF THE MALIBU VALLEY LIVING FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY M. BOONE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

a married woman BS

Land situated in Davidson County, Tennessee, being Unit 21, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which MasterDeed reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Malibu Valley Living Family Trust by Quitclaim deed from Saeed Salehpour, married of record in Instrument No. 20190517-0046911 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2019.

Further being the same property conveyed to Saeed Salehpour, married by Warranty deed from CJ Clifton Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190215-0014355 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 15, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 124, Chancery Court for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20171019-0107284, amended at Instrument No. 20181228-0125894; Instrument No. 20180413-0035156, amended at Instrument Nos. 20181228-0125893 and 20190220-0015516, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- HOA Charter of record in Instrument Number 20181023-0105087, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171031-0111325, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171208-0125437, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument Number 20180905-0088081, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20061221-0157035 and 2006122-00156948, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20061221-0157074, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2519 Clifton Ave #201, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF APRIL, 2022.

The Malibu Valley Living Family Trust

BY:_____
Saeed Reza Salehpour
Trustee

BY: Mari Eileen Salehpour, Trustee
Mari Eileen Salehpour
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAEED REZA SALEHPOUR, TRUSTEE of THE MALIBU VALLEY LIVING FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARI EILEEN SALEHPOUR, TRUSTEE of THE MALIBU VALLEY LIVING FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of April, 2022.

Pam Salas
Notary Public
My Commission Expires: 12/5/2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20061221-0157074, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2519 Clifton Ave #201, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF APRIL, 2022.

The Malibu Valley Living Family Trust

BY:_____
Saeed Reza Salehpour
Trustee

BY:_____
Mari Eileen Salehpour
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAEED REZA SALEHPOUR, TRUSTEE of THE MALIBU VALLEY LIVING FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of April, 2022.

See attached
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARI EILEEN SALEHPOUR, TRUSTEE of THE MALIBU VALLEY LIVING FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of April, 2022.

See attached
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 April 28, 2022 (Date) before me, Karen Elaine Kopittke, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Saeed Reza Salehpour ~~and Mari Eileen Salehpour~~ KK (Name(s) of Signer(s))

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.

KAREN ELAINE KOPITTKE
Notary Public - California
Los Angeles County
Commission # 2390868
My Comm. Expires Jan 15, 2026

Place Notary Seal and/or Stamp Above

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 Karen Elaine Kopittke
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4-28-2022 Number of Pages: 3

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Saeed Reza Salehpour	Signer's Name: ~~Mari Eileen Salehpour~~ KK
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ ~~Trustee~~ ☐ Guardian of Conservator	☑ ~~Trustee~~ ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, Nick 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 5/6/2022.

Date

Affiant Signature

5/6/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of May, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY