WARRANTY DEED

Karen Johnson Davidson County
Batch# 868227 DEEDWARR
06/07/2022 09:58:10 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20220607-0065048

Y-HFR-22-612

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Saman Saadat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

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)
Saman Saadat and Jenissa R. Saadat	**SWBC Mortgage Corp.**	
(NAME) 14072 Old Hickory Blvd. ~~612 Saint Jules Ln~~	(NAME) **9311 San Pedro #100**	**173-09-0A-102.00-CO**
(ADDRESS) Antioch, TN 37013 ~~Nashville, TN 37211~~	(ADDRESS) **San Antonio, TX 78216**	
(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, **BRETT M. MCGUIRE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMAN SAADAT AND JENISSA R. SAADAT, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Lenox Village, Revision One, Section Two, a Planned Unit Development, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brett M. McGuire, unmarried by Warranty deed from Signature Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20031029-0159023 Register's Office for Davidson County, Tennessee, dated October 24, 2003 and recorded on October 29, 2003.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20020731-0091872, Register's Office for Davidson County,Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20021226-0158459 and Instrument No. 20020911-0110906, and Supplemented in Instrument No. 20040526-0062220, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060321-0032383 and Instrument No. 20080326-0030439, and Amendments in Instrument No. 20050815-0096405, Instrument No. 20070103-0001284 and Instrument No. 20070830-0104306, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument No. 20020501-0053757, as re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument No. 20011129-0130322, Instrument No. 20011106-0121932, Book 7361, Page 230, Book 7985, Page 449 and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.
- Access Easement and Easement for Right of Way and Sign of record in Instrument No. 20010103-0000902, as corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
- Easement(s) for Storm Water Detention of record in Instrument No. 20020408-0042675 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 Saint Jules Ln, Nashville, Tennessee 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 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 6th DAY OF JUNE, 2022.

Brett M McGuire by PH AIF

Brett M. McGuire by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRETT M. MCGUIRE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRETT M. MCGUIRE.

Witness my hand and official seal, this the 6th of June, 2022.

Stephanie Woodall

Notary Public
My Commission Expires: _____
(SEAL)

