#16402

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

T-EXP-22-05527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

LaTosca McAdoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (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)
Peyman Noman	Peyman Noman	
(NAME)	(NAME)	**160-12-0-106.00**
5527 Wakefield Dr.	4729 Darby Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville TN 37211	
(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, **KAWANDA D. SMITH, TRUSTEE OF THE MARY J. GORDON REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 16, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEYMAN NOMAN, MARRIED,** 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. 7 on the Plan of Granberry Heights, Section 2, as of record in Book 4955, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 125 feet on the north side of Wakefield Drive and extends back 191.82 feet on the east line and 186.14 feet on the west line to a dead line measuring 125.13 feet thereon.

Being the same property conveyed to Mary J. Gordon, Trustee, Mary J. Gordon Revocable Living Trust Agreement dated December 16, 2011 by Quitclaim deed from Mary Gordon of record in Instrument No. 20111220-0099115 Register's Office for Davidson County, Tennessee, dated December 16, 2011 and recorded on December 20, 2011.

Further being the same property conveyed to Gill Gordon and wife, Mary Gordon, as tenants by the entirety by Warranty deed from Anne Dupree Self, Widow of Charles M. Self, Deceased of record in Book 5826, page 361, Register's Office for Davidson County, Tennessee, dated December 1, 1981 and recorded on December 23, 1981. (Value or consideration shown in aforementioned deed $88,900.00.)

Gill Gordon died on November 03, 1999, resulting in the property being vested in Mary Gordon as Surviving tenant by the entirety.

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 4955, Page 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5084, Page 193, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5527 Wakefield Dr., Brentwood, Tennessee 37027**.

Karen Johnson Davidson County
Batch# 868235 **DEEDWARR**
06/07/2022 10:31:45 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20220607-0065068

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 3 DAY OF JUNE, 2022.

Mary J. Gordon Revocable Living Trust Agreement dated December 16, 2011

BY: _____
Kawanda D. Smith
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAWANDA D. SMITH, TRUSTEE of MARY J. GORDON REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 16, 2011, 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 3rd of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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