G#35906-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 874794 DEEDWARR
06/21/2022 11:17:21 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20220621-0070288

JM-SRN-22-5492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Sefa Simsek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Esra N. Simsek and Sefa Simsek	~~NEW OWNER~~ First Horizon Bank	
(NAME)	(NAME)	**161-10-0A-005.00**
5492 Village Way	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38103	
(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, **NAZANIN KARAMI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ESRA N. SIMSEK AND SEFA SIMSEK, WIFE AND HUSBAND,** 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. 24 on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nazanin Karami, a single woman by Warranty Deed from Mansoor Shamsaie, an unmarried man of record in Instrument No. 20200504-0046493 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on May 04, 2020.

The grantor has since married. The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee.
- Charter for Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 9718, Page 624, 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: **5492 Village Way, 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 16th DAY OF JUNE, 2022.

Nazanin Karami

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAZANIN KARAMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Please See Attached Acknowledgment

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

ESCROW NO.: 002818-GG TITLE ORDER NO.: 22-2950-JP

ACKNOWLEDGMENT

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 June 16, 2022 before me, Golie Ghoreishi,

A Notary Public personally appeared Nazanin Karemi

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

GOLIE GHOREISHI
Notary Public - California
Los Angeles County
Commission # 2396723
My Comm. Expires Mar 11, 2026

(Seal)