WARRANTY DEED

Karen Johnson Davidson County
Batch# 877558 DEEDWARR
06/24/2022 10:51:40 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20220624-0072375

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Shirzad M. Tayyar and Narin A. Hesen	F&M Bank	165-09-0A-070.00-CO
(NAME)	(NAME)	
1872 Lakewood Village Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221175

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, I/we, **Lavaughn Mayes, Jr., unmarried, and Parwin Tayyar, unmarried, as Tenant in Common with Right of Survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shirzad M. Tayyar and Narin A. Hesen, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 24 on the Final Plan of Lakewood Village, Section Three, as shown on plat of record in Instrument No. 20020321-0034912, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lavaughn Mayes Jr., unmarried and Parwin Tayyer, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Jason Orr for consideration of $129,900.00, dated February 24, 2014 and filed of record in Instrument No. 20140228-0017501, and corrected in Instrument No. 20140505-0037807, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 10753, page 41 and Book 11425, page 410, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1872 Lakewood Village Drive, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of June, 2022.

Lavaughn Mayes, Jr.

Parwin Tayyar

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lavaughn Mayes, Jr. and Parwin Tayyar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of June, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY