Karen Johnson Davidson County
Batch# 879021 DEEDWARR
06/27/2022 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20220627-0073689

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF DAVIDSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2022.

Notary Public
COMMISSION EXPIRES: 11/4/24

SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron Kavoosifar Caitlin Kavoosifar	New Owner	145-06-0-019
(NAME)	(NAME)	
5824 Fredricksburg Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Deborah J. Harris, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Kavoosifar and Caitlin Kavoosifar, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 9 on the Plan of Tyne Valley Estates, Section 4, of record in Plat Book 3600, Page 10, 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 Deborah J. Harris, by Quitclaim Deed from Tom B. Harris III, of record in Instrument No. 20210428-0056889, in the Register's Office of Davidson County, Tennessee, dated April 04, 2021 and recorded on April 28, 2021.

Being the same property conveyed to Deborah S. Harris, by Quitclaim Deed from Tom Brooks Harris III, of record in Instrument No. 20210420-0052527, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021 and recorded on April 20, 2021.

Being the same property conveyed to Tom Brooks Harris, III and Deborah S. Harris, Husband and Wife, by Warranty Deed from Rebecca D. Killebrew, Unmarried, of record in Instrument No. 20181001-0096895, in the Register's Office of Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018. Also see Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on April 4, 2021, in the Third Circuit Court for Davidson County, Tennessee, in the case of Deborah Jane Shelton Harris v. Tom Brooks Harris III, Docket Number 21D85.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5824 Fredricksburg Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37215 (Postal Zip)

File No.: 5874-22
Warranty Deed Individual LES rev. 09-2018

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. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 21st day of June, 2022.

Deborah S. Harris/Deborah J. Harris
Deborah S. Harris a/k/a Deborah J. Harris

State of South Carolina

County of Spartanburg

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Deborah S. Harris a/k/a Deborah J. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2022.

Nancy Meek

Commission Expires: 9-29-2025

NANCY E. MEEK NOTARY PUBLIC SOUTH CAROLINA

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 JUNE 23, 2022.

Tori Cole
Affiant Signature

Date: 6/23/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this JUNE 23, 2022.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

