Karen Johnson Davidson County
Batch# 880428 DEEDWARR
06/29/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220629-0074959

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2787

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of June, 2022

Notary Public

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission Expires: 10/16/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Michael Gallagher and Tinna Gallagher 2812 Call Hill Road Nashville, TN 37211	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	172 12 0B 369.00

WARRANTY DEED

FOR AND IN 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,

Saadatollah Heidari, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Michael Gallagher and Tinna Gallagher

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:

Land in Davidson County, Tennessee, being Lot No. 471 on the Plan of Bradford Hills, Section Fifteen, of record in Book 7900, Page 877, Register's Office for said county, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Stanley R. Nalewski to Saadatollah Heidari, married, recorded July 21, 2005, as Instrument No. 20050721-0085177 in Davidson County, Tennessee Register of Deeds. **Mahnaz Heidari hereby joins in the execution of this deed to convey any and all rights she may have.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2812 Call Hill Road, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 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.

Dated this the 24th day of June, 2022.

Mahnaz Heidari

Mahnaz Heidari

Saadatollah Heidari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2022, before me personally appeared Mahnaz Heidari and Saadatollah Heidari, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2022.

Notary Signature
My commission expires: 52323

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 6/24/2022.

Affiant Signature

6/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/27/2022.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON