AFTER RECORDING RETURN TO:
Atlantis National Services
11 Middle Neck Road, 4th Fl
Great Neck, NY 11021
File No. ANS31684TN

Karen Johnson Davidson County
Batch# 898605 DEEDWARR
08/04/2022 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $814.00
20220804-0088701

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 162-07-0-181.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 14 day of July, 22, by and between **Fahim Fahimpor, a single person,** residing at 127 Tusculum Road, Nashville, TN 37013 hereinafter referred to as Grantor(s) and **Rahim Bahim,** residing at 127 Tusculum Road, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 127 Tusculum Road, Antioch, TN 37013

Being the same property conveyed to Fahim Fahimpor from Fannie Mae a/k/a Federal National Mortgage Association in a Specialty Warranty Deed dated August 21, 2014 and recorded 08/26/2014 under Instrument: 20140826-0077816 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Exhibit A

File No.: ANS-31684-TN **Loan No.: 8010144539**

ALL THAT TRACT OR PARCEL of land situate in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 17, on the Plan of Whittemore Valley, Section One, of record in Plat Book 6250, Page 39, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this ____ day of _____, 20__.

FAHIMPOR

Fahim Fahimpor

STATE OF ~~TENNESSEE~~ VA
COUNTY OF Loudoun

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Fahim Fahimpor, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in VA, this 14th day of July, 2022.

Notary Public

My Commission expires: 02.29.2024

AATIKA TAJIK
NOTARY PUBLIC
REG. #349110
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 02/29/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Aatika Tajik

STATE OF VA
COUNTY OF Rockbridge

Sworn to before me this 14th **day of** July, 20 22

Notary Public
My Commission Expires: 02.29.2024

AATIKA TAJIK
NOTARY PUBLIC
REG. #349110
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 02/29/2024

Name and address for person(s) responsible for taxes:

Rahim Bahim
127 Tusculum Road
Nashville, TN 37013

Name and address of property owner:

Rahim Bahim
127 Tusculum Road
Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Patricia Bell, 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 7-14-2022 (date of document).

Affiant Signature Atlantis National Services

8-3-2022
Date

STATE OF New York
COUNTY OF Nassau

Sworn to and subscribed before me this 3rd day of August, 2022

DIANA BECERRA
Notary's Signature

My Commission Expires: 12-11-2025

NOTARY'S SEAL

DIANA L. BECERRA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6368188
Qualified in Queens County
My Commission Expires 12-11-2025