Karen Johnson Davidson County
Batch# 900219 DEEDWARR
08/08/2022 10:06:22 AM 3 pgs
Fees: $18.00 Taxes: $2,878.60
20220808-0089818

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62746
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Morgan Wamsley Thomas Wamsley, III 3607 Dakota Avenue Nashvile, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 092130I00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$778,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashley Nassiri and Bryan Deleon, a married couple,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Morgan Wamsley and Thomas Wamsley, III, a married couple,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration of Protective Covenants Conditions and Restrictions Establishing Dakota Hills of record in Inst. No. 20140205-0010307, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Ashley Nassiri and Bryan Deleon, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from L & H Building Group, LLC, dated May 29, 2015 and recorded on June 11, 2015, of record in Inst. No. 20150611-0055141, Register's Office for Davidson County, Tennessee. Ashley Nassiri and Bryan Deleon have since married one another.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, as shown on Exhibit "B" to the Declaration of Protective Covenants Conditions and Restrictions Establishing Dakota Hills of record in Inst. No. 20140205-0010307, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20140205-0010307, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3607 Dakota Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2022.

Ashley Nassiri

Bryan Deleon

State of California

County of Los Angeles

On this 3rd day of August, 2022, before me the undersigned authority, personally appeared Ashley Nassiri and Bryan Deleon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: April 6, 2026

see Attachment.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $778,000.00.

Affiant

Sworn and subscribed before me this 5th day of August, 2022.

Notary

My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This certificate is attached to a 2 *page document dealing with/entitled* Warranty Deed *and dated* 8/3/2022

California 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 August 3, 2022 before me,

Maria Reyes Navarro, Notary Public *(here insert name and title of the officer)*,

personally appeared Ashley Nassiri & Bryan Deleon, 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.

MARIA REYES NAVARRO
COMM.# 2399871
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 6, 2026

Signature _____ (Seal)

Printed 02-18