Karen Johnson Davidson County
Batch# 900732 DEEDWARR
08/09/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220809-0090439

THIS INSTRUMENT PREPARED BY:	STATE OF TN COUNTY OF DAVIDSON
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $515,000.00
STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025	Affiant Subscribed and sworn to before me, this 5TH day of AUGUST, 2022. Notary Public My Commission Expires: 3.3.25

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Mahyar Matinazad and Sophia Lauer 1202 McFerrin Ave. Nashville, TN 37216	SHBC MORTGAGE CORP 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	Tax Parcel ID No. 082-04-0-161.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY DYER F/K/A EMILY J. RUKAVINA AND JOHN W. DYER, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MAHYAR MATINAZAD AND SOPHIA LAUER, HUSBAND AND WIFE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Spence and Scobey's Re-Subdivision of Lot No. 1 Thornby Place, of record in Plat Book 1130, Page 30, in the 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 John W. Dyer, a single man and Emily J. Rukavina, a single woman, as joint tenants with the right of survivorship by Warranty Deed from Flanigan Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170829-0088464 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 29, 2017.

This is improved property commonly known as: **1202 McFerrin Ave, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of July, 2022.

Emily Dyer F/K/A Emily Rukavina
EMILY DYER F/K/A EMILY RUKAVINA

JOHN W. DYER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. DYER AND EMILY DYER F/K/A EMILY RUKAVINA,** the within named bargainors, 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 and official seal at office this 29th day of July, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 9, 2022 (date of document).

Affiant Signature

August 9, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025