Karen Johnson Davidson County
Batch# 912739 DEEDWARR
09/06/2022 11:20:30 AM 7 pgs
Fees: $38.00 Taxes: $602.08
20220906-0099807

Commitment Number: 30019374

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
JUAN MANUEL OLIVA BARRERA and **NOELIA CHINCHILLA**, 8017 Mandan Dr., Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181 03 0A 349.00

GENERAL WARRANTY DEED

ZIBA FERDOWSI, joined by spouse **FARZIN FERDOWSI**, whose mailing address is **1728 General George Patton Dr, Suite 200, Brentwood, TN 37027**, hereinafter grantor, for $162,725.00 (One Hundred Sixty Two Thousand Seven Hundred Twenty Five Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **JUAN MANUEL OLIVA BARRERA** and **NOELIA CHINCHILLA**, husband and wife, hereinafter grantees, whose tax mailing address is **8017 Mandan Dr., Brentwood, TN 37027**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 8017 Mandan Dr., Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20110127-0007555 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181 03 0A 349.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on August 31st, 2022.

ZIBA FERDOWSI

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on August 31st, 2022 by **ZIBA FERDOWSI** who is personally known to me or has produced DL PROF as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Commission Expires
2-24-2024

Renee Wells
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

Executed by the undersigned on August 31st, 2022.

FARZIN FERDOWSI

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on August 31st, 2022 by **FARZIN FERDOWSI** who is personally known to me or has produced PROOF as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Renee Wells
Notary Public
My Commission Expires
2-24-2024

Renee Wells
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

State of Tennessee
County of WILLIAMSON

I, or we, 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 $162,725.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of August, 2022.

Affiant

ZIBA FERDOWSI
Print Name

(Seal)

Notary Public

My commission expires:

2-24-2024

Renee' Wells
Print Name

Renee Wells
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

Order No.: 30019374

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING LOT NO 142 REVISION ONE, PHASE TWO ADDITION TO INDIAN CREEK AS SHOWN ON PLAN OF RECORD IN INSTRUMENT NO. 20070720-0086788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PLAN HEREY REFERENCED FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ZIBA FERDOWSI FROM LAKE FOREST HOMES INC, BY VIRTUE OF A DEED DATED 01/21/2011, RECORDED 01/27/2011, AS INSTRUMENT NO. 20110127-0007555, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 181 03 0A 349.00

Tennessee Certification of Electronic Document

I, Jaime L. Petrosky, 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 8-31-2022 (date of document).

Jaime L. Petrosky
Affiant Signature

9-6-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries