Karen Johnson Davidson County
Batch# 917076 DEEDWARR
09/15/2022 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,649.09
20220915-0103059

This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

WARRANTY DEED

THIS DEED, made and entered into on this the 6th day of September, 2022, by and between **COREY LAVINDER, an unmarried man,** party of the first part, and **SHAHEEN HAMADANI, a married woman,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Arrington Heights, Section 2 of record in Plat Book 3106, Page 129, 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 Corey Lavinder, unmarried man, by Warranty Deed from Anchored Capital LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220114-0005745 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded December 6, 2021.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Map/Parcel 082-07-0-387.00

Property Address: 713 Lischey Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, her successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that he is lawfully seized and possessed of the property herein described and hereby conveyed, that he has a good right and full authority to convey same, that the same is unencumbered; and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2022 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, on the day and year first above written.

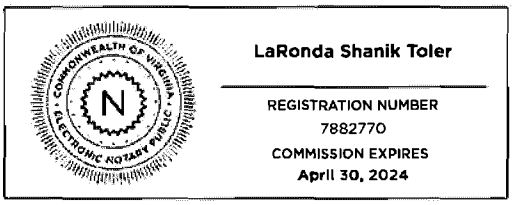
Corey Lavinder

Corey Lavinder

STATE OF TENNESSEE Virginia)
:ss
COUNTY OF Henrico)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, COREY LAVINDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of September, 2022.



LaRonda Shanik Toler
Notary Public

My Commission Expires:

04/30/2024

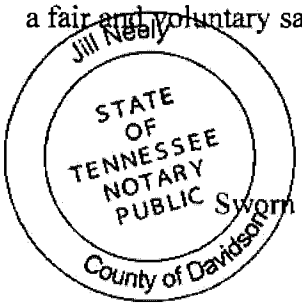
Notarized online using audio-video communication

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Shaheen Hamadani, a married woman

Address: 5729 Cloverland Drive
Brentwood, TN 37027

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $445,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Sworn to and subscribed before me this the 8th day of September, 2022.

Jill M Neely
Notary Public

My Commission Expires:

01-06-2025

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

Certificate of Authenticity

I, Jill Neely, 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 09/06/2022.

Date

Jill M Neely

Affiant Signature

09/15/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)