Karen Johnson Davidson County
Batch# 920179 DEEDWARR
09/22/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220922-0105354

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-16453-LV

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2022.

Notary Public
My Commission Expires: 9-2-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Bair and Katharine Ann Bair 3809 Burrus Street Nashville, TN 37216	Lending Hand Mortgage, LLC 116 East Cedar Street Goodlettsville, TN 37072	061 14 0 113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samey Ashari and Ferozan Ashari, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Bair and Katharine Ann Bair, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1. on the Plan of Resubdivision of Part of Lots 73 and 74 Maplewood Home Tract, of record in Plat Book 6050, Page 125, Register's Office for Davidson County. Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Samey Ashari and Ferozan Ashari, husband and wife, by Warranty Deed from Karen Burton, an unmarried woman, of record in Instrument No. 20210723-0099411, in the Register's Office of Davidson County, Tennessee, dated July 15, 2021 and recorded on July 23, 2021. Sue C. Burton having since died on January 31, 2016.

Being the same property conveyed to Sue C. Burton and Karen Burton, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Carl R. McWhirter and wife, Mary C. McWhirter, of record in Book 9515, Page 458, in the Register's Office of Davidson County, Tennessee, dated November 04, 1994 and recorded on November 09, 1994.

This is improved property located at: **3809 Burrus Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2022.

GRANTOR:

Samey Ashari

Ferozan Ashari

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samey Ashari and Ferozan Ashari, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 09/22/2022 ____ (date of document).

Affiant Signature

09/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL