Karen Johnson Davidson County
Batch# 925092 DEEDWARR
10/04/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20221004-0109485

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 625 E, Main STreet #5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nasrin Zargaran	Nasrin Zargaran	Parcel ID: 052 07 0 010.00
(NAME)	(NAME)	
632 Center Street	21060 Pacific City Cir	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Huntington Beach CA 92648	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith Hargis, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nasrin Zargaran, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in the County of Davidson County, and State of Tennessee, to wit:
Land in the 11th Civil District of Davidson County, Tennessee, being known as Lot 22 of Block "B" on the unrecorded map of the subdivision known as Home Acres, being a resubdivision of the 1st subdivision of the Layman Foundation Property and described according to a copy of a survey by Blanchard and Parrish, as follows:

Beginning at a point in the Westerly margin of Center Street, the common corner of Lots Nos. 21 and 22; thence with the line between said lots, Westerly 225 feet to a point in the Easterly line of Lot No. 7; thence with the line between Lot No. 22 and 7, Southerly 63.3 feet to a point in the Northerly line of Lot No. 3; thence with the line between Lot Nos. 22 and Lot Nos 3, 2, and 1, Easterly 237.5 feet to the Westerly margin of Center Street; thence with the margin of same Northerly 141 feet to the beginning.

Being the same property conveyed to Keith Hargis, A Single Man from Uchenna Oku by Warranty Deed dated February 8, 2019 and recorded on February 13, 2019 in Instrument No. 20190213-0013339, Register's Office for Davidson County, Tennessee.

Keith Hargis having since been married to Kristen Lee Hargis on September 25, 2021.
Kristen Lee Hargis, spouse of Keith Hargis, joins in the execution of this instrument for the purpose of conveying her marital interest, right, and title, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 632 Center Street, Madison, TN 37115

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

Witness our hands this 30th day of September, 2022

Keith Hargis

Kristen Hargis

Kristen Lee Hargis

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Keith Hargis, his wife Kristen Lee Hargis, 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 persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2022.

Notary Public

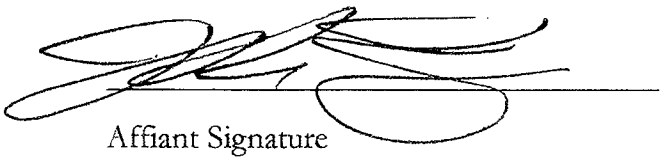
My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Joshua A. Terry, 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 9/30/2022.



Affiant Signature

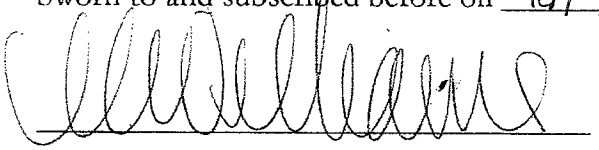
10/4/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/4/2022.



Notary Public



My Commission Expires: 5.23.23