WARRANTY DEED

Karen Johnson Davidson County
Batch# 926878 DEEDWARR
10/07/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,852.70
20221007-0110541

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $771,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

NICK HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Patrick Price Christopher David Goggin	Nationstar Mortgage LLC	128100A02600CO
(NAME)	(NAME)	
105 Autumn Leaves Lane	1600 East St. Andrews Pl. Ste.100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Santa Ana CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Marsha Faye Nikahd, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Goggin and Todd P. Price, a married couple, joint tenants with rights of survivorship,** 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 in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section One, Pine Forest pf record in Book 9700, Pages 712 and 713, Register's office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shahram Jim Nikahd and wife, Marsha Faye Nikahd by deed of record in Instrument No. 20210527-0071749, Register's Office for Davidson County, Tennessee.

Marsha Faye Nikahd as surviving tenant by the entirety, the said Shahram Jim Nikahd having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 105 Autumn Leaves Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 3rd day of October, 2022.

Marsha Faye Nikahd

State of Tennessee
County of Davidson

Personally appeared before me Marsha Faye Nikahd, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2022.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16536

Certificate of Authenticity

I, Nick Harris, 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 **October 6, 2022**.

Affiant Signature

10/06/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **6th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23

Date

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023