Karen Johnson Davidson County
Batch# 929382 DEEDWARR
10/13/2022 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221013-0112437

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bassir Schahsawari, married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vu Son Tran and Trinh Le, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit, Being Unit Number 2B, on the Plan of Villas at Belle Parke, Phase One, a horizontal property regime, of record in Instrument Number 20020913-0111601, and as defined in the Master Deed of record in Instrument Number 20020911-0110959, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bassir Schahsawari, married man by Warranty Deed from Chanar Ali and Harman Agid, wife and husband of record in Instrument No. 20211230-0172101 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on December 30, 2021. The subject property was not the residence of the Grantor or Grantor's Spouse.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1345 Bell Road #306, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Vu Son Tran	Stockton Mortgage Corp	162-12-0B-007.00
1345 Bell Road #306	88 C Michael Davenport Blvd.	
Antioch, TN 37013	Frankfort, KY 40601	

WITNESS THE EXECUTION HEREOF this 11th day of October, 2022.

Bassir Schahsawari

State of Tennessee)
County of Davidson)

On this 11th day of October, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bassir Schahsawari, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 315,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of October, 2022.

Notary Public

My Commission Expires: 03/04/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/4/2022 (date of document).

Jennifer Russell
Affiant Signature

10/13
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this _____ day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

