Karen Johnson Davidson County
Batch# 930647 DEEDWARR
10/17/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221017-0113445

WARRANTY DEED

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0669

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Parinaz Amirsadri Zafar and Farrokh Amirsadri and Farahnaz Amirsadri Naini	New Owner	Map: 181110B06600CO
(NAME) 7348 Autumn Crossing Way	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENNETH WILLIAM WRIGHT, JR., A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PARINAZ AMIRSADRI ZAFAR, A MARRIED WOMAN, FARROKH AMIRSADRI, AN UNMARRIED MAN, AND FARAHNAZ AMIRSADRI NAINI, A MARRIED WOMAN, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 66 on the Plan of The Hills at Concord Place, Phase 3, (formerly known as Concord Place II, Phase 2) of record in Instrument No. 20071120-0136051 and described in Third Supplemental Declaration of Covenants, Conditions and Restrictions in Instrument No. 20071226-0147287, 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 Kenneth William Wright, Jr., a single person, by deed from Susan Chittom and James Brandon Chittom, wife and husband, of record in Instrument No. 20160419-0037618, dated April 18, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20071120-0136051, said Register's Office; (3) Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Instrument No. 20051027-0130023, Instrument No. 20051027-0130024 and Instrument No. 20160719-0073877, in the Register's Office for Davidson County, Tennessee; (5) Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, in the Register's Office for Davidson County, Tennessee; (6) Utility and Drainage Easement of record in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20071023-0125249, in the Register's Office for Davidson County, Tennessee; (8) Storm Water Detention Agreement of record in Instrument No. 20050505-0050660, in the Register's Office for Davidson County, Tennessee; (9) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070509-0055790, in the Register's Office for Davidson County, Tennessee; (10) Recognition Agreement of record in Instrument No. 20070423-0047760, in the Register's Office for Davidson County, Tennessee; (11) Memorandum of

Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20050914-0110829, amended and supplemented in Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, Instrument No. 20061228-0160254, Instrument No. 20071129-0138688, Instrument No. 20071226-0147287, Instrument No. 20080627-0066661, Instrument No. 20080714-0071815, Instrument No. 20090528-0048902, Instrument No. 20090528-0048903, Instrument No. 20090731-0071986, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 7348 Autumn Crossing Way, Brentwood, TN 37027
(House No.) (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 our hands this 17th day of October, 2022.

Kenneth William Wright, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth William Wright, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 17th day of October, 2022.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 17, 2022.

(AFFIANT) – Julia Wyatt

10/17/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of October, 2022.

My commission expires: 1/3/27

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY