393

WARRANTY DEED

Karen Johnson Davidson County
Batch# 933093 DEEDWARR
10/24/2022 01:10:33 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20221024-0115345

File No. EM-22-3328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Corey Alan Little	First Horizon Bank	
(NAME) 2826 Woodlawn Drive	(NAME) 165 Madison Avenue	104-14-0F-011.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Amir Fathi, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corey Alan Little, unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 11, on the Horizontal Property Regime for Woodlawn Court Condominiums, as appearing of record in the Master Deed of record in Book 7792, Page 360, amended in Instrument No. 20020911-00110792, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed. Reference is further made to plat of record in Plat Book 6900, Page 862 and 863, for a more complete and accurate description thereof.

Being the same property conveyed to Mohammad M. Fathi and Hannah Fathi, husband and wife by Warranty Deed from Jeremy Walz and Alice Walz, Husband and Wife of record in Instrument No. 20180702-0063701 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 02, 2018.

Being the same property conveyed to Amir Fathi, single man by Warranty Deed from Mohammad M. Fathi and Hannah Fathi, husband and wife of record in Instrument No. 20210202-0014735 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 02, 2021.

This is property more commonly known as 2826 Woodlawn Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 21st day of October, 2022.

Amir Fathi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2022, before me personally appeared Amir Fathi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of October, 2022.

Notary Signature
My commission expires:

