WARRANTY DEED

Karen Johnson Davidson County
Batch# 936060 DEEDWARR
10/31/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20221031-0117546

CAITLIN TURNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE October 28, 2022

Notary Public

MY COMMISSION EXPIRES : 7/22/25

THIS INSTRUMENT WAS PREPARED BY :
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Heidari-Bigvand		136-03-0B-026.00
(NAME) 3880 Priest Lake Dr #74	(NAME) Same as new buyer	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James A Delaney, a single man

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

Sandra Heidari-Bigvand, an unmarried 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:

A certain condominium apartment in Davidson County, Tennessee being Townhouse No. 74, Building No. 26 and the garage therewith I a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davison County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Cynthia Pearson by deed from Sasha Williams F/K/A Sasha Kirk and Jeffrey Williams, husband and wife, of record in Instrument No. 20180705-0064906, dated 7/5/2018, in Davidson County Register's Office in TN.

Being further conveyed to James A Delaney, a single man by deed from Cynthia Pearson, single, of record in Instrument No. 20210129-0013616, dated 1/29/21, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3880 Priest Lake Dr #74, Nashville, TN 37217**
(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 hand(s) this **28th day of October, 2022.**

James A Delaney

STATE OF Tennessee

COUNTY OF Wilson

On this 28th day of October, 2022, before me personally appeared James A Delaney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of James A Delaney.

Witness my hand at office on **28th day of October, 2022.**

Notary Public. My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 10/28/22 [DATE].

Devin J. Park

AFFIANT SIGNATURE

10/31/2022

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 31 day of October, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

