BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 936674 DEEDWARR
11/01/2022 03:04:48 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20221101-0118000

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$265,000.00**

Subscribed and sworn to before me this 28th day of October, 2022.

Notary Public **Affiant**
My Commission Expires:

DAYLAN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-[illegible]-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Stephen Parks **711 North Horton Rd.** **Wilsonville, AL 35186**	711 North Horton Rd. Wilsonville, AL 35186	**133-06-0-017.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SANDRA HEIDARI-BIGVAND, UNMARRIED**, has this day bargained and sold, and does hereby transfer and convey unto the said **STEPHEN PARKS, UNMARRIED**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 313 and the Westerly 25 feet of Lot No. 311 on the Map of Sunrise Heights Addition of record in Plat Book 421, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of said Lot adjoin and front together 75 feet on the Northerly side of Veritas Street and extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Bahman Heidari-Bigvand and wife, Sandra Heidari-Bigvand by Warranty deed from Clyde E. O'Brien and Pauline B. O'Brien, both unmarried of record in Book 6199, page 429, Register's Office for Davidson County, Tennessee, dated December 19, 1983 and recorded on December 22, 1983.

Bahman Heidari-Bigvand became deceased on or about June 13, 1990 leaving Sandra Heidari-Bigvand as surviving tenant.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 28 day of October, 2022.

Sandra Heidari-Bigvand
SANDRA HEIDARI-BIGVAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **SANDRA HEIDARI-BIGVAND**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of October, 2022.

My Commission Expires: 7-3-2023 Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023