Karen Johnson Davidson County
Batch# 966565 DEEDWARR
02/03/2023 08:21:05 AM 2 pgs
Fees: $13.00 Taxes: $944.24
20230203-0007888

23570
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Debora Oladipo
Petra Bello
208 Oceanfront Circle, S
Antioch, TN 37013-1479
Map/Parcel: 165050A06400CO

Send Tax Bills to:
NEW OWNER

FOR AND IN 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, **Mohammad Reza Shams and Sonia Ortiz Shams fka Sonia Ortiz Jimenez, husband and wife**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Debora Oladipo and Petra Bello, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING all of Lot No. 64 and all improvements thereon, as shown on the Plan of South Shore, Section 1, Phase 1, a Planned Unit Development, according to plat of record in Instrument No. 20020624-0075604, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Mohammad Reza Shams and Sonia Ortiz Jimenez, husband and wife, by Quitclaim Deed from Mohammad Ray Shams, dated December 1, 2010, and filed at Instrument No. 20101213-0098915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2023 and subsequent years; Restrictions filed in Instrument No. 20051103-0133346; Easement to TN Telephone Co. filed at Instrument No. 20020913-0111662; Sanitary Sewer Easement filed at Instrument No. 20031210-0177420; Stormwater Detention Agreement filed at Instrument No. 20060203-0013756; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 208 Oceanfront Circle, S., Antioch, TN 37013-1479

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 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 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) as on the date shown on the Notary forms.

Mohammad Reza Shams

Sonia Ortiz Shams

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammad Reza Shams and Sonia Ortiz Shams, the within named bargainors, 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 ~~office~~, this 31st day of January, 2023.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $255,200.00

Affiant

Sworn to and subscribed before me, this 31st day of January, 2023.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026