Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

ADDRESS NEW OWNER: Saeid Hamidy
Behrad Hamidi
5132 Ravens Glen
Nashville, TN 37211

SEND TAX BILL TO: Movement Mortgage
8024 Calvin Hall Road
Indian Land, SC 29707

MAP-PARCEL NOS. 172-14-B-193.00

Karen Johnson Davidson County
Batch# 968265 DEEDWARR
02/07/2023 09:47:10 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00

20230207-0008765

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stephen V. Jones, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Saeid Hamidy, a married person and Behrad Hamidi, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stephen V. Jones and wife, Deborah Freese, by Warranty Deed from Turnberry Homes, LLC, a Tennessee limited liability company, recorded March 26, 2004, of record in Instrument No. 20040326-0034140, Register's Office for Davidson County, Tennessee.

The said Deborah Freese (also known as Deborah S. Freese and Deborah Dailey Freese) having since died October 7, 2016, leaving Stephen V. Jones as the surviving tenant by the entirety.

This is property with a common address of 5132 Ravens Glen, Nashville, TN 37211.

The subject property is sold "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Winfield Park, Phase 1, Section 2, Revision 2 of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions and By-Laws of Winfield Park of record in Book 11113, Page 691, and Instrument No. 20001211-0122000, and corrected in Instrument No. 20020520-0061426, said Register's Office.(4) By-Laws of Winfield Park Homeowners Association, Inc., of record in Book 11113, Page 717 (contained in Declaration of Covenants, etc.), said Register's Office.(5) Certification of Duly Adopted Resolution Establishing the Architectural Review Committee of Winfield Park Homeowners Association, Inc. of record in Instrument No. 20160211-0013422, said Register's Office.(6) Easement for Ingress/Egress and Cross Use Agreement of record in Book 5552, Page 857, said Register's Office.(7) Easement Agreement of record in Book 11124, Page 852, said Register's Office.(8) Easement for Ingress/Egress to Cemetery on acreage of record in Book 11357, Page 909, said Register's Office.(9) Subject to rights of parties entitled thereto to keep therein the bodies and remains of deceased persons not interered thereon. Further, subject to the rights of said parties for ingress and egress to said cemetery.(10) Easement to BellSouth Telecommunications of record in Book 11628, Page 204, said Register's Office.(11) Quitclaim Deed for Open Space of record in Instrument No. 20020515-0059530 (Winfield Park, Phase 1, Section 2, Revision 2), said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January 2023.

Stephen V. Jones

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~Davidson~~ Northampton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Stephen V. Jones, unmarried,** with whom I am personally acquainted, or who 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.

Notary Public

My Commission Expires: 8/15/24

Commonwealth of Pennsylvania - Notary Seal
Kate Vizzard, Notary Public
Lehigh County
My Commission Expires August 15, 2024
Commission Number 1271030

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $640,000.00.

x _____
Affiant

Subscribed and sworn before me this 31st day of January 2023.

_____
Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No. 2301-001