WARRANTY DEED

Karen Johnson Davidson County
Batch# 968759 DEEDWARR
02/08/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20230208-0009142

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 3/3/24

(AFFIX SEAL)

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2024

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Max Hauter Naser Hauter	New Owner	149050A13100CO
(NAME)	(NAME)	
131 Pepper Ridge Cir.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hossein Mousavi and Falaknaz Armakan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Max Hauter, a married man and Naser Hauter, a married man**, 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:

Land in Davidson County, Tennessee, being Unit No. 131 on the Plan of Pepper Ridge Condominiums Second Revision to Phase Five of record in Plat Book 7900, Page 560, Plat Book 8250 Page 122, and Plat Book 9020, Page 155, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hossein Mousavi and Falaknaz Armakan, husband and wife, by deed of record in Instrument No. 20190708-006239, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 131 Pepper Ridge Cir., Antioch, TN 37013
(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 hands this 2nd day of February, 2023.

Hossein Mousavi

Falaknaz Armakan

State of Tennessee
County of Davidson

Personally appeared before me Hossein Mousavi and Falaknaz Armakan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of February, 2023.

Notary Public
My Commission Expires:

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

File No.: 16671

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/2/23 (date of document).

Regina Sullo
Affiant Signature

2/8/23
Date

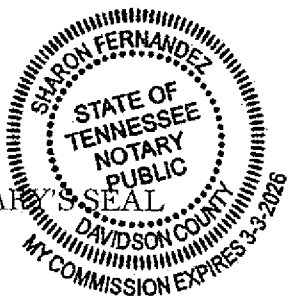
State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of February, 2023.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 3/3/26