Karen Johnson Davidson County
Batch# 975410 DEEDWARR
03/01/2023 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20230301-0014354

WARRANTY DEED

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 12-21-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-453

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brooke M. Schwartz and Jonah G. Rappuhn	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	103 07 0A 001.00
(NAME) 5505 Knob Road	(NAME) 3701 Arco Corporate Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Suite 200 Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aryaz Sheybani, and Alice Hackett, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Brooke M. Schwartz, and Jonah G. Rappuhn, wife and husband** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Greenway Glen Subdivision of record in Plat at Instrument No. 20090127-0007125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aryaz Sheybani, An Unmarried Man, by Warranty Deed from Amanda Gencay and Abraham Gencay, Wife and Husband, of record in Instrument No. 20180508-0043899, in the Register's Office of Davidson County, Tennessee, dated May 04, 2018 and recorded on May 08, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 5505 Knob Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 23rd day of February, 2023.

GRANTORS:

Aryaz Sheybani

Alice Hackett

STATE OF Pennsylvania)

COUNTY OF Philadelphia)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Aryaz Sheybani and Alice Hackett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23 day of February, 2023.

Commonwealth of Pennsylvania - Notary Seal
THOMAS HUMPHREYS - Notary Public
Philadelphia County
My Commission Expires September 13, 2025
Commission Number 1320378

Notary Public

My Commission Expires: 9/13/2025

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 February 28, 2023.

Affiant
Date: February 28, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of February, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY