PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 979838 DEEDWARR
03/13/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230313-0018036

Ivey Title, LLC Ref: (DL) Title No.: 63028
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mehrnoosh Rouzbeh Nasrollah Baliad 3243 Luann Drive Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 15009014100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David D'Antona, an unmarried man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mehrnoosh Rozbeh and Nasrollah Baliad, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18A on the Plan of Cherry Hills, Section 12, Zone Lot Division Lots 15-18, of record in Book 6200, page 342, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David D'Antona, an unmarried man, by Warranty Deed from Douglas Aaron Adams and Tonya Michelle Adams, husband and wife, dated June 24, 2016 and recorded on June 29, 2016 of record in Instrument No. 20160629-0066375, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 6200, page 342, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Restrictions contained in instruments of record in Book 6208, page 973; Book 6436, page 642; Book 6502, page 152; and on the plan of record in Book 6200, page 342, said Register's Office.

This is improved property, known as 3243 Luann Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8TH day of March, 2023.

David D'Antona

State of New York

County of Queens

On this 1 day of March, 2023, before me the undersigned authority, personally appeared David D'Antona, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 08/21/2025 Notary

HUAMING QIAN
NOTARY PUBLIC, STATE OF NEW YORK
01QI6363647
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES AUGUST 21, 20 25

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Sworn and subscribed before me this 8th day of March, 2023.

Notary

My Commission Expires: 11/22/26

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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

March 8, 2023

Date

Tonya Loftin

Affiant Signature

March 13, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of March, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)