Karen Johnson Davidson County
Batch# 994760 DEEDWARR
04/21/2023 10 12 53 AM 2 pgs
Fees $13 00 Taxes $1,369 00
20230421-0029477

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344108**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000 00 Affiant Subscribed and sworn to before me, this 17th day of April, 2023. Notary Public My Commission Expires: APR 2 2 2026

RACHELL L HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

WARRANTY DEED

Address New Owner: Rashid Nowroozi 5533 Thalman Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 09 0 144.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin A. Perry, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rashid Nowroozi**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No 63B on the Plan of Lots 63, 64 & 65 Revised Zone Lot Division, Lots 54, 55, 57, 58, 60, 63, 64, 65 and 66, Brentwood Meadows, Section 3, of record in Book 6250, Page 775, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robin A. Perry, an unmarried woman, by Warranty Deed from Marc Moore and April Moore, Husband and Wife, of record in Instrument No. 20150710-0067075, in the Register's Office of Davidson County, Tennessee, dated July 08, 2015, and recorded on July 10, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lots 63, 64 & 65 Revised Zone Lot Division, Lots 54, 55, 57, 58, 60, 63, 64, 65 and 66, Brentwood Meadows, Section 3, as recorded in Book 6250, Page 775.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6771, Page 442

Easement for Road Maintenance Declaration, recorded in Book 6510, Page 844 and Book 6617, Page 423.

This is improved property located at 5533 Thalman Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2023

Robin A. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin A. Perry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2023

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025