This instrument prepared by
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1184-TC

Karen Johnson Davidson County
Batch# 995811 DEEDWARR
04/25/2023 09.28.19 AM 2 pgs
Fees. $13 00 Taxes $795 50

20230425-0030240

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

16759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

The actual consideration or value, whichever is greater, for this transfer is $215,000 00

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2023

Notary Public
My Commission Expires _____

Address New Owner(s)	Send Tax Bills To.	Map-Parcel Number(s)
Safeen Khoshnaw and Aras Khoshnaw 5515 Country Dr. #44 Nashville, TN 37211	Regions Bank 2050 Parkway Place Circle Birmingham, AL 35244	162 05 0C 044 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Martha A. Fraley, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Safeen Khoshnaw and Aras Khoshnaw, husband and wife**, 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 44 in Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, as shown on the Plat of Hickory Valley Condominiums of record in Plat Book 4460, Page 27, as established by the Master Deed of record in Book 4521, Page 574, as amended in Book 8466, Page 263, Book 10597, Page 675 and Re-Recorded in Book 10645, Page 743 and Clarification of Master Deed recorded in Book 5001, Page 394, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description

Being the same property conveyed to Martha A Fraley, an Unmarried Woman, by Warranty Deed from Robert David Mirkin, a Single Man and Naomi Van Winkle, a Single Woman, of record in Instrument No 20151230-0130983, in the Register's Office of Davidson County, Tennessee, dated December 22, 2015 and recorded on December 30, 2015

This is improved property located at **5515 Country Drive, #44, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 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) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number 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 21st day of April, 2023

GRANTOR

Martha A Fraley

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Martha A Fraley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 21st day of April, 2023

Notary Public
My Commission expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY