#16794

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFF

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

File #23-KA-0309-V

Karen Johnson Davidson County
Batch# 996838 DEEDWARR
04/27/2023 09 32 39 AM 2 pgs
Fees $13 00 Taxes $1,764 90

20230427-0030958

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mehvan Sadeq, Lolav Hafdhllah, and Palawan M. Sadeq	Carney Mortgage LLC	
(NAME)	(NAME)	
309 Gaywood Dr.	360 Technology Ct Ste 200	**147-01-0-199.00**
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Lindon UT, 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW CORUM AND TAYLOR RUTLEDGE CORUM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEHVAN SADEQ AND LOLAV HAFDHLLAH, HUSBAND AND WIFE, AND PALAWAN M. SADEQ, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 307, as shown on the map entitled Section Two, Caldwell Hall, of record in Plat Book 2900, Page 96, 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 Andrew Corum and Taylor Rutledge Corum, husband and wife by Warranty deed from Dana Weymouth and Kelly Weymouth, husband and wife of record in Instrument No 20180605-0053695 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on June 05, 2018

This conveyance is subject to
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee.
* Plan of record in Plat Book 1788, Page 108 and Book 3097, Page 407, Register's Office for Davidson County, Tennessee
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as. **309 Gaywood Drive, Nashville, TN 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 25th day of April, 2023

Andrew Corum

Taylor Rutledge Corum

STATE OF Colorado

COUNTY OF Jefferson

Before me personally appeared Andrew Corum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 25th day of April, 2023

Notary Signature
My commission expires 3-4-2027

BRANDI M SOLANO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20074006808
My Commission Expires 3/4/2027

STATE OF Colorado

COUNTY OF Jefferson

Before me personally appeared Taylor Rutledge Corum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 25th day of April, 2023

Notary Signature
My commission expires 3-4-2027

BRANDI M SOLANO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20074006808
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