Karen Johnson Davidson County
Batch# 1000617 DEEDWARR
05/08/2023 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20230508-0034229

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/04/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 6/23/25

LINZI MARTIN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3383

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kimya Karimzaden and Samer Alsudani		162 01 0B 074.00
471 Claircrest Drive		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robin S. Bilbrey and Alan Bilbrey, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimya Karimzaden and Samer Alsudani, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the County of Davidson and State of Tennessee.

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Clairmont Subdivision, Phase 2, a Planned Unit Development, as of record in Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description hereof.

Being the same property conveyed to Robin S. Ferro, unmarried, by deed dated 11/30/2006 and recorded 12/01/2006, from Allyson M. Kemp, unmarried, of record in Instrument No. 20061201-0148437, and being further conveyed to Robin S. Bilbrey and Alan Bilbrey, wife and husband, by deed dated 10/19/2021 and recorded 10/21/2021, from Robin S. Ferro, N/K/A Robin S. Bilbrey, married, of record in Instrument No. 20211021-0141650, Register's Office for Davidson County, Tennessee.

Property Address: 471 Claircrest Drive Nashville, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 471 Claircrest 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on May 4, 2023.

Robin S. Bilbrey

Robin S. Bilbrey

Alan Bilbrey

Alan Bilbrey

STATE OF Texas
COUNTY OF Bell

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Robin S. Bilbrey and Alan Bilbrey, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of May, 2023

Hugh Cross

Notary Public

My commission expires: 09/10/2024

NOTARY PUBLIC STATE OF TEXAS

Hugh Cross

ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

File #: 2023-3383

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Katie Smith, 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

5/4/23.

Date

Affiant Signature

5/4/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 4th day of May, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY