Karen Johnson Davidson County
Batch# 1000959 DEEDWARR
05/09/2023 09 08 47 AM 2 pgs
Fees $13 00 Taxes. $1,517 37
20230509-0034403

This Instrument Prepared By and Return To
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW23045

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Misty M. Morrison
112 Beech Bend Court
Nashville, Tennessee 37221

MAP/PARCEL: 142-14-0-191.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sylvia A. Saadati**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Misty M. Morrison, a single woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 112 Beech Bend Court, Nashville, Tennessee 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 708, Section Three, Harpeth Woods, as shown on plat of record in Plat Book 5200, Page 270, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Sylvia A. Saadati, married, (now widowed), by Warranty Deed from Lacey R. Chemsak and Nicholas A. Chemsak, wife and husband, dated 6/2/2014 and recorded 6/4/2014 in Instrument No. 20140604-0048526, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of May, 2023.

GRANTOR:

Sylvia A. Saadati

Sylvia A. Saadati

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sylvia A. Saadati**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of May, 2023.

M Lynn Bodden

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $410,100.00.

Affiant

SWORN TO and subscribed before me this 5th day of May, 2023.

M Lynn Bodden

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.