Karen Johnson Davidson County
Batch# 1002502 DEEDWARR
05/12/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,071.15
20230512-0035434

WARRANTY DEED

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $289,500.00

Savana Musgrave
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4.19.25

THIS INSTRUMENT PREPARED BY. RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2912LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Saundra Bundy and Timmie Bundy	New Owner	163 16 0A 211.00
5940 Monroe Xing		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NISAR A. MOHAMMADI*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAUNDRA BUNDY AND TIMMIE BUNDY, WIFE AND HUSBAND,** 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:

Being Unit No. 364 on the Final Plat First Revision of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nisar A. Mohammadi, by Substitute Trustee's Deed from Law Offices of Arnold M. Weiss, as Substitute Trustee, of record in Instrument No. 20230117-0003636, in the Register's Office for Davidson County, Tennessee, dated January 9, 2023 and recorded on January 17, 2023.

Being the same property conveyed to Nisar A. Mohammadi by Substitute Trustee's Deed, recorded in Instrument No. 20230117-0003636 in the Register's Office for Davidson County, Tennessee, and recorded on January 17, 2023.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Affidavit to Record Boundary Survey in Book 10818, Page 967. Association dues payable by insured per the Master Deed and Bylaws of Townhome Homeowners Association, Inc.

This is improved property known as 5940 Monroe Xing, 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 the 10th day of May, 2023.

Nisar A. Mohammadi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NISAR A. MOHAMMADI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of May, 2023.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 5-10-23 (date of document).

Affiant Signature

5-10-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

