Karen Johnson Davidson County
Batch# 1005154 DEEDWARR
05/18/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230518-0037497

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~15TH~~ 18th DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2911LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lah Ku and Kyaw Soe		
4109 Coleridge Drive		162 02 0 120.00
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, **MOHAMMADREZA TEHRANI AND WIFE, EMILI NABAVI POURMANSHAD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAH KU AND KYAW SOE, 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:

Land in Davidson County, Tennessee, being Lot No. 168 of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mohammadreza Tehrani and Wife, Emili Nabavi Pourmanshad, by Quitclaim Deed from Reza Tehrani, An Unmarried Man, of record in Instrument No. 20131223-0129222, in the Register's Office of Davidson County, Tennessee, dated December 12, 2013 and recorded on December 23, 2013.

Being the same property conveyed to Reza Tehrani, an unmarried man and Mohammadreza Tehrani, a married man, a one-half interest each as tenants in common, by Warranty Deed from The 4109 Coleridge Drive Trust, First Jordan, LLC, as Trustee, of record in Instrument No. 20100823-0066461, in the Register's Office of Davidson County, Tennessee, dated August 20, 2010 and recorded on August 23, 2010.

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.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Colewood Acres, Section 2, as recorded in Plat Book 3700, Page 135. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4158, Page 42, as amendment record in Book 4178, Page 738.

This is improved property known as 4109 Coleridge 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 our hand on the 15th day of May, 2023.

Mohammad Tehrani

Mohammadreza Tehrani

Emili Nabavi Pourmanshad

Emili Nabavi Pourmanshad

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MOHAMMADREZA TEHRANI AND EMILI NABAVI POURMANSHAD, 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 15th day of May, 2023.

Notary Public

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

My Commission Expires: 2-19-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/15/23 (date of document).

Jennifer Russell
Affiant Signature

5/18/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

