This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1521-LV

Karen Johnson Davidson County
Batch# 1011718 DEEDWARR
06/06/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20230606-0042825

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $637,000.00.

Abdol. Farhangi
Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2023.

Notary Public
My Commission Expires: 9-24-26

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abdol Reza Farhangi and Max Farhangi 5655 Cloverland Dr Brentwood, TN 37027	New Owner	171-00-0-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael E. O'Brien and Barbara S. O'Brien, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Abdol Reza Farhangi, a married man, and Max Farhangi, an unmarried man, as joint tenants with right of survivorship,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 5655 CLOVERLAND DRIVE, a Horizontal Property Regime with Private Elements of record as Instrument No. 20230405-0024604 and as amended in that certain First Amendment to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 202306060042824 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the property conveyed to Michael E. O'Brien and Barbara S. O'Brien, husband and wife by Warranty Deed from Joel R. Estis and wife, Cathy D. Estis of record as Instrument No. 20190919-0095086 in the Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 19, 2019.

This is improved property located at: **5655 Cloverland Drive, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2023.

GRANTOR:

Michael E. O'Brien

Barbara S. O'Brien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael E. O'Brien and Barbara S. O'Brien, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/02/23 (date of document).

Emma Howard

Affiant Signature

Date: 06/02/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM