Karen Johnson Davidson County
Batch# 1013833 DEEDWARR
06/12/2023 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20230612-0044251

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025

(AFFIX SEAL)

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-05993

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thawng Sian Suan Thang and Niang Dim 4521 Hamilton Lane Antioch, TN 37013	New Owner	150 14 0B 005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Parnia Rastkhaneh, an unmarried woman, and and Keivan Rastkhaneh and Goli Dadravan, husband and wife, tenants in common**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thawng Sian Suan Thang, an unmarried man and Niang Dim, a married woman**, hereinafter called the Grantees, their successors 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 5, Hamilton Church Subdivision, Phase I, as shown on plat of record in Instrument No. 20050831-0104380, corrected at Instrument No. 20070216-0019954, in the Register's Office, Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.
>
> Being the same property conveyed to Parnia Rastkhaneh, an Unmarried Woman, and Keivan Rastkhaneh and Goli Dadravan, Husband and Wife, Tenants in Common, by Warranty Deed from Chadwick Winters and Wife, Angela Winters, of record in Instrument No. 20170828-0087890, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017, and recorded on August 28, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4521 Hamilton Lane, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 7th day of June, 2023

Parnia Rastkhaneh

Keivan Rastkhaneh

Goli Dadravan

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Parnia Rastkhaneh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 7th day of June, 2023

Notary Public

My Commission Expires: 09/21/2024

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Keivan Rastkhaneh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 7th day of June, 2023

Notary Public

My Commission Expires: 09/21/2024

STATE OF UTAH

COUNTY OF_____

Personally appeared before me, the undersiged, a notary public in and for said county and state, the within named Goli Dadravan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Wintess my hand and seal at _____, Tennessee, this _____day of _____, 20____.

Notary Public

My Commission Expires:_____

WITNESS my hand this 7th day of June, 2023

_____
Parnia Rastkhaneh

_____
Keivan Rastkhaneh

Goli. D
Goli Dadravan

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Parnia Rastkhaneh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at _____, Tennessee, this _____ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Keivan Rastkhaneh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at _____, Tennessee, this _____ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

STATE OF UTAH

COUNTY OF Salt Lake

Personally appeared before me, the undersiged, a notary public in and for said county and state, the within named Goli Dadravan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Wintess my hand and seal at Salt Lake City, ~~Tennessee~~ Utah, this 7 day of June, 20 23

_____
Notary Public

My Commission Expires: 11/1/24

JULIE SHAW
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 714830
COMM. EXP. 11-01-2024

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/7/23 (date of document).

Affiant Signature

6/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025