#16833

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 323
Nashville TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Behzad Moghaddam
Affiant

Subscribed and sworn to before me, this 8 day of June, 2023

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-1-2024

Notary Public
My commission expires

Karen Johnson Davidson County
Batch# 1013841 DEEDWARR
06/12/2023 09 06 45 AM 3 pgs
Fees $18 00 Taxes $1,110 00

20230612-0044263

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd , Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Behzad Moghaddam **Mehrnaz Mahmoudian**	SWBC Mortgage	**05014022400**
3113 Wilmoth Rd	9311 San Pedro #100	
Nashville, TN 37207	San Antonio TX 78216	

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 ACKNOWLEDGE, WE,

Reginald Donell Cannon and Daryl Lamont Cannon and Annette Debrianna Daniels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mehrnaz Mahmoudian and Behzad Moghaddam, wife and husband B.M. M.M.

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 365, on the Plan of Parkwood Estates, Section Two, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Cecil M Cannon, unmarried, by Quitclaim Deed from Evelyn J Cannon, unmarried, dated April 24, 2002, of record in Instrument No. 20020430-0053131, in the Register's Office for Davidson County, Tennessee Cecil M Cannon died intestate June 23, 2022, leaving Reginald Donell Cannon, Daryl Lamont Cannon, and Annette Debrianna Daniels as his sole heirs at law. Reference is hereby made to Affidavits of Heirship of record in Instrument No. 20221026-0116105 and Instrument No 20221026-0116106, said Register's Office. Grantors herein makes oath that the within described property is neither his/her personal residence, not the personal residence of his./her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3113 Wilmoth Rd, Nashville, TN 37207.

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 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.

Reginald Donell Cannon by Annette Debrianna Daniels his attorney in fact Date: June 8, 2023

Reginald Donell Cannon
By Annettee Debrianna Daniels his attorney in fact

Daryl Lamont Cannon by Annette Debrianna Daniels his attorney in fact Date: June 8, 2023

Daryl Lamont Cannon
By Annette Debrianna Daniels his attorney in fact

Annette Debrianna Daniels Date: June 8, 2023

Annette Debrianna Daniels

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Annette Debrianna Daniels, the within named Grantor(s), with whom I am personally acquainted (or proved to me 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, at office, this 8 day of June, 2023.

NOTARY PUBLIC

My Commission Expires. 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 3, 2026

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Annette Debrianna Daniels with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Daryl Lamont Cannon, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book _____, Page #, in said Register's Office.

Witness my hand, at office, this 8 day of June, 2023.

20230612-0044202

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

China Hendrix
NOTARY PUBLIC

My Commission Expires: 3/3/26

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Annette Debrianna Daniels with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Reginald Donell Cannon, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book #, Page _____, in said Register's Office.

Witness my hand, at office, this 8 day of June, 2023.

20230612-0044202

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

China Hendrix
NOTARY PUBLIC

My Commission Expires: 3/3/26