Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-CR-23-513

Karen Johnson Davidson County
Batch# 1020596 DEEDWARR
06/29/2023 09 38 14 AM 2 pgs
Fees $13 00 Taxes $1,776 00

20230629-0049609

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

File No. DD-23-4529

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Roozbeh Alipoor Chehrazi | SWBC mortg. Corp. | |
| (NAME) | (NAME) | |
| 513 Cinnamon Place | 9311 San Pedro Ave. | 181-01-0A-165 00 |
| (ADDRESS) | Ste. 100 (ADDRESS) | |
| Nashville, TN 37211 | San Antonio TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **Carla D. Lear, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roozbeh Alipoor Chehrazi, a married man,** HEREINAFTER CALLED THE GRANTEE, 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. 86 on the Plan of Section Five, Sugar Valley, R20 Residential P.U.D, of record in Plat at Instrument No. 20001204-0118880, 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 the same property conveyed to Eric Lear and Carla D. Lear, husband and wife by Warranty deed from Yazdian Construction Inc., a Tennessee corporation of record in Instrument No. 20030904-0128140 Register's Office for Davidson County, Tennessee, dated August 20, 2003 and recorded on September 04, 2003.**

**Being the same property conveyed to Carla D. Lear by Quitclaim deed from Eric Lear of record in Instrument No. 20170323-0028327 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 23, 2017. (Value of consideration shown in aforementioned deed $0.00.)**

**This is property more commonly known as 513 Cinnamon Place, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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. 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/our hand this 26th day of June, 2023

Carla D. Lear

Carla D. Lear

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of June, 2023, before me personally appeared Carla D. Lear, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~20~~ 26th day of June, 2023.

Notary Signature
My commission expires:

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES 09/02/2024