WARRANTY DEED

Karen Johnson Davidson County
Batch# 1020638 DEEDWARR
06/29/2023 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20230629-0049664

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Brendan Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2023.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES: 05-07-2024
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-23-031

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brendan Hayes	Legacy Home Loan, LLC dba Steadfast Mortgage	142-16-0D-008.00 CO
(NAME)	(NAME)	
2505 Devon Valley Dr	1036 Stearman Dr., Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty-Five Thousand And No/100 Dollars ($555,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHAMAN ALAVI POULOS, A MARRIED WOMAN AND SHAHNAZ EZATI, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDAN HAYES, UNMARRIED MAN** 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. 37 on the Plan of Final Plat Devon Valley Phase I of record in Plat Book 7900, Page 458, 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 Afshin Alavi Neaini and Shahnaz F. Ezati, husband and wife by Warranty deed from Karen M. Quigley, an unmarried woman of record in Instrument No. 20160902-0092694 Register's Office for Davidson County, Tennessee, dated September 1, 2016 and recorded on September 2, 2016. (Value of consideration shown in aforementioned deed $305,000.00.).

Being the same property conveyed to Shaman Alavi, unmarried and Shahnaz Ezati, unmarried, as tenants in common with right of survivorship by Quitclaim deed from Afshin Alavi Neaini and Shahnaz F. Ezati of record in Instrument No. 20190107-0001573 Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on January 7, 2019

Shaman Alavi, having since married, is now known as Shaman Alavi Poulos. Neither grantor nor grantor's spouse ever resided in the property.

unimproved ☐
This is improved ☒ property, known as 2505 Devon Valley Dr, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

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

Witness our hands this 27 day of June, 2023.

Shaman Alavi Poulos

Shahnaz Ezati

State of Alabama

County of Madison

Personally appeared before me, a Notary Public of said County and State, **Shaman Alavi Poulos and Shahnaz Ezati**, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of June, 2023.

Notary Public

Affix stamp/seal:

My Commission Expires
June 8, 2024

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of June, 2023.

Affiant Signature
Date 6-28-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024