Karen Johnson Davidson County
Batch# 1021397 DEEDWARR
06/30/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230630-0050290

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2023. Notary Public My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hamid Mosadeghzad	**Hamid Mosadeghzad**	**160-14-0B-100.00-CO**
5804 Brentwood Trace	117 Hearthstone Manor Circle	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Stephen Scott Humphries and Melissa H. Humphries, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hamid Mosadeghzad

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5804, on the Plan of 2nd Revision Brentwood Trace Condominiums, of record in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, said Register's Office.

Being the same property conveyed to Stephen Scott Humphries and Melissa H. Humphries, husband and wife by Warranty deed from Bradley L. Barrett, Jr, unmarried and Bradley L. Barrett, Sr, married of record in Instrument No. 20220613-0066963

Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 13, 2022; the said Stephen Scott Humphries being granted the authority to sign on behalf of Melissa H. Humphries by that Specific Durable Power of Attorney being recorded simultaneously herewith of record in Instrument No. 202306300050289 Register's Office for Davidson County, Tennessee.

Being improved property known as **5804 Brentwood Trace, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of June, 2023.

Stephen Scott Humphries

Melissa H Humphries by SSH her attorney in fact

Melissa H. Humphries, by Stephen Scott Humphries, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Stephen Scott Humphries, individually and as attorney in fact for Melissa H. Humphries, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Melissa H. Humphries as his/her attorney in fact.

Witness my hand and official seal this 30th day of June, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore State of Tennessee Notary Public Davidson County

LTC File No. 23-001082-524

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 06/30/2023 (date of document).

Affiant Signature

06/30/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

