Karen Johnson Davidson County
Batch# 1026995 DEEDWARR
07/17/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20230717-0054788

37728

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$428,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238448	Affiant Sworn to and subscribed before me this 14th day of July, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

THIS INDENTURE, made this 14th day of July, 2023, among:

JOSEPH KASKIE, UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELIZABETH SENFT, UNMARRIED, AND SEYED-ALIREZA HASSANI, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Miro Meadows, Second Addition, as shown on plat of record in Plat Book 1424, page 112, 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 Joseph Kaskie by deed from Armando Bueso Alvarado, a married man, dated November 22, 2019, of record in Instrument No. 20191125-0121358, Register's Office for Davidson County, Tennessee.

This property being known as 884 Kipling Drive, Nashville, TN 37217.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Joseph Kaskie

State of Florida
County of Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Joseph Kaskie**, the within named bargainor(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. He produced US passport as ID.

Witness my hand and official seal this 14 day of July, 2023.

By means of [X] physical presence or [ ] online notarization

Notary Public Xiaxi Nikesch
My Commission Expires: Jul-17-2023

XIAXI NIKESCH
Notary Public - State of Florida
Commission # GG 356403
My Comm. Expires Jul 17, 2023
Bonded through National Notary Assn.

Owner Name & Property Address:

Name: Elizabeth Senft and Seyed-Alireza Hassani
Address: 884 Kipling Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: UWM
Address: Po Box 202028
City, State, Zip: Florence, SC 29502-2028

Tax ID: 107-13-010.00

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/14/23 (date of document).

Affiant Signature

7/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of July, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY