Karen Johnson Davidson County
Batch# 1030238 DEEDWARR
07/25/2023 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230725-0057179

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 320,000.00.

Affiant

Subscribed and Sworn before me this 24th day of July , 2023.

Notary Public
My commission expires: 8-16-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Amir Raghab 408 Woodfern Court, Nashville, TN 37013	New Owner	165-13-0A-092-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michell Rene Jaworski, n/k/a Michell Rene Ivey, Separated**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amir Raghab, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being all of Lot No. 496 on the Plan of Section Eight, Peppertree Forest, A Planned Unit Development of record in Plat Book 7900, page 652, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly Dolan, unmarried By Warranty Deed from Lynn Hawblitzel, an unmarried person dated 03/18/16 recorded 03/21/16, of record in Instrument No. 20160321-0026419, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michell Rene Jaworski, Separated, by Warranty Deed from Kimberly AKA Kimberley Dolan, unmarried, dated 5/7/2020 and recorded 5/15/2020 of record in Instrument No. 20200515-0050598, Register's Office for Davidson County, Tennessee.

Michell Rene Jaworski is n/k/a Michell Rene Ivey

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is [X] improved [ ] unimproved property known as 408 Woodfern Court, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 24th day of July , 2023.

Michell Rene Ivey

Michell Rene Ivey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of July, 2023, before me personally appeared Michell Rene Ivey, 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 24th day of July, 2023.

Notary Signature
My commission expires: 3/23/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 7-24-23 (date of document).

Jami K. Averwater

Signature

7-25-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of July, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

