Karen Johnson Davidson County
Batch# 1034412 DEEDWARR
08/03/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230803-0060202

WARRANTY DEED

Andrew Suzore
State of Tennessee Notary Public
Davidson County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2023

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Akbari and Grace Akbari	New Owner	171030A03100CO
(NAME)	(NAME)	
5104 Fredericksburg Way E		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Esther Champion,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Austin Akbari and Grace Davis Akbari, husband and wife,** 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. 214 on the Plan of Section 1B Fredericksburg, as of record in Plat Book 7900, Page 552, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David W. Champion and wife, Mary Esther Champion by deed dated February 21, 2002 from Theodore S. Mullins and wife, Tanya A. Morgan Mullins of record in Instrument No. 20020228-0025760, Register's Office for Davidson County, Tennessee. The said David W. Champion died on April 4, 2023 survived by his spouse Mary Esther Champion.

unimproved ☐

This is improved ☑ property, known as 5104 Fredericksburg Way E, Brentwood, TN 37027
(House Number) (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.

Witness my/our hands this 3rd day of August, 2023.

Mary Esther Champion

State of Tennessee
County of Davidson

On this 3rd day of August, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Mary Esther Champion, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 3rd day of August, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Akbari

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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 08/03/2023 (date of document).

Affiant Signature

08/03/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

