Karen Johnson Davidson County
Batch# 1037556 DEEDWARR
08/11/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,472.53
20230811-0062508

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $668,250.00

Affiant

Subscribed and sworn to before me, this 11th day of August 2023

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Rahim Ashari **Latifa Ashari**	**New Owner**	**15900010300**
1201 Rockeford Dr		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brien DeGryse and Tania Tamara DeGryse, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rahim Ashari and Latifa Ashari, married

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. 1, on the Plan of Indian Hills Subdivision, Section I, of record in Plat Book 2663, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brien DeGryse, unmarried, by Warranty Deed from Larry Doochin, unmarried, dated August 19, 2011, of record in Instrument No. 20110823-0065154, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1000 Old Hickory Blvd, Brentwood, TN 37027.

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 in 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.

Brien DeGryse Date: 8/9/23

Tania Tamara DeGryse Date: 8/9/2023

STATE OF FLORIDA

COUNTY OF CITRUS

Personally appeared before me, a Notary Public of said County and State, Brien DeGryse and Tania Tamara DeGryse, the within named Grantor(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.

Witness my hand, at office, this 9th day of August, 2023.

Notary Public State of Florida
Kathryn Cabrera
My Commission
GG 967931
Exp. 3/10/2024

Kathryn Cabrera
NOTARY PUBLIC

My Commission Expires: 3/10/2024

Tennessee Certification of Electronic Document

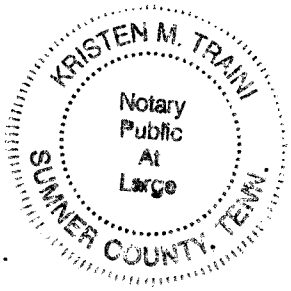
I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/9/23 (date of document).

Jennifer Russell
Affiant Signature

8/11/23
Date

State of Tennessee

County of Sumner



Sworn to and subscribed before me this 11 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL