Karen Johnson Davidson County
Batch# 1040805 DEEDWARR
08/21/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20230821-0065058

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $205,000

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of Aug 2023

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Mohammad Tehrani
5510 Country Drive #7,
Nashville, TN 37211
SEND TAX BILLS TO:
Mohammad Tehrani
5510 Country Drive #7,
Nashville, TN 37211
MAP AND PARCEL NUMBER: Tax ID #: 162090A00700CO

WARRANTY DEED
23NT00840

Effective the 15th Day of August, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tony Patton

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mohammad Tehrani

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDOSN COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhouse No. 7, Building No. 2, Horizontal Property Regime, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, 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 Tony Patton, UNMARRIED from Jamie Ray Zaruba, UNMARRIED, by Warranty Deed dated 05/17/2023 and recorded 06/12/2023 in Instrument No. 20230612-0044247, Register's Office of said County.

Being the same property as conveyed to Jamie Ray Zaruba, unmarried man by Warranty Deed from Jeremy N. Morrow, a married man dated 11/23/2021 recorded 11/30/2021 in Document Number 20211130-0158075, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy N. Morrow, a married man, by deed from Opendoor Property C, LLC, a Delaware Limited Liability Company of record in Instrument No. 20190924-0096819, Register's Office for Davidson County, Tennessee, and dated September 10, 2019.

This is an improved property commonly known as: 5510 Country Dr #7, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15th day of Aug, 2023

Tony Patton

Tony Patton

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tony Patton,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

My Commission expires: 1/16/2024

Grantor Tony Patton was erroneously labeled as "unmarried" on the prior deed in which he is married however property was never a residence for either him or his wife.

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/15/23 (date of document).

Affiant Signature

8/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025