This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1775-KS

Karen Johnson Davidson County
Batch# 1041060 DEEDWARR
08/22/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20230822-0065404

STATE OF TENNESSEE (New Jersey)
COUNTY OF New Brunswick

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Mohammad Jalalian
Affiant

Subscribed and sworn to before me, this the 10th day of August, 2023.

T Bryant
Notary Public
My Commission Expires: 08/05/2026

TARA BRYANT NOTARY PUBLIC August 05, 2026 NEW JERSEY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Muhammed Hafez 135 Donelson Pike #134 Nashville TN 37214	New Owner	128 03 0A 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mohammad Jalalian, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Muhammed Hafez, a married man**, hereinafter called the Grantee, his 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, Cedar Forest, First Revision of record in Book 6900, page 383, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mohammad Jalalian by Final Decree Confirming Sale from Clerk and Master of Davidson County, Tennessee of record as Instrument No. 28481, Book 8976, page 298 in the Register's Office for Davidson County, Tennessee, dated June 9, 1993 and recorded on June 9, 1993 and being the same property conveyed to Paul W. Watson and wife, Bernadette Watson by Deed from Hilda P. Prescott, unmarried and Thomas L. Hearn and L. Patrick Sandlin, and wives Deborah Hearn and Jane S. Patrick of record as Instrument No. 95150, Book 7442, page 124 in the Register's Office for Davidson County, Tennessee, dated December 21, 1987 and recorded on January 4, 1988.

This is unimproved property located at: **401 Cedar Forest Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2023.

GRANTOR:

MJalalian

Mohammad Jalalian

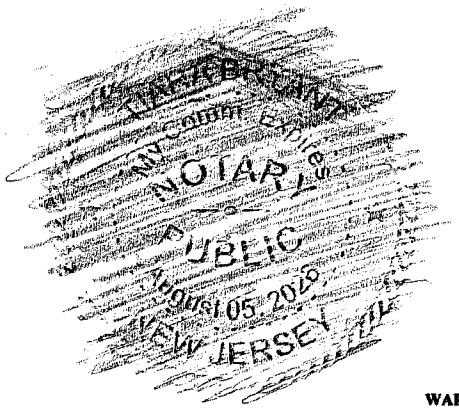
STATE OF NEW YORK (New Jersey)
COUNTY OF New Brunswick

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mohammad Jalalian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th th day of August, 2023.

TBryant

Notary Public
My Commission expires: 08/05/2026



Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 8-10-23.

Kathy Smith
Affiant Signature

8-10-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8-10-2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY