Karen Johnson Davidson County
Batch# 1058341 DEEDWARR
10/05/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20231005-0078626

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Hundred Seventy Thousand and no/100 Dollars ($670,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Annette Booker
Affiant

Subscribed and sworn to before me, on this 3rd day of October, 2023.

Robin Aleski
Notary Public

My commission expires: 09/21/2024

(Notary Stamp)

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax ID No:
Mahyar Abbasi	Same as New Owner	181-11-0E-133.00
2008 Tanager DR		
Brentwood, TN 37027		

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 sufficiency of which is hereby acknowledged, **Elde Guerrier**, a married man, "Grantor", has bargained and sold and by these presents does transfer and convey unto **MAHYAR ABBASI, A SINGLE PERSON**, "Grantee", his heirs, successors, and assigns, the following described real property:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of The Hill Property, Phase 1B, of record in Instrument No. 20210818-0111925, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elde Guerrier, a married man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20220419-0044871, in the Register's Office of Davidson County, Tennessee, dated April 18, 2022 and recorded on April 19, 2022.

This is improved property identified as 2008 Tanager Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs, successors, and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. (2) All matters appearing on the Final Plat of The Hill Property Phase 1B of record in Instrument No. 20210818-0111925, Register's Office of Davidson, Tennessee. (3) Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded November 11, 2017 as Instrument No. 20171120-0119163, as supplemented in Instrument No. 20210727-0100923, Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200729-0083273, Register's Office of Davidson County, Tennessee. (5) Transmission Line Easement granted to the United States of America of record in Book 4425, page 544, Register's Office of Davidson County, Tennessee. (6) Charter of Autumn View Homeowners Association, Inc. of record in Instrument No. 20171120-0119162, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs, successors, and assigns, to warrant and forever defend the title to said property, to the said Grantee, his heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 2 day of October, 2023.

~~Elde~~ Guerrier

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elde Guerrier with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, this the 2 day of ~~September~~ October ms 2023.

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

Commission Expires: 2-19-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Brianna Bacher *(custodian's name)*, 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 October 2, 2023 *(date of document)*.

Brianna Bacher 10/5/23

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 5th day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

RUBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY