Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3408

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of September, 2023

Notary Public

Commission Expires: 3/22/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Felix Valdez Martinez 3831 Faulkner Drive Nashville, TN 37211	The Federal Savings Bank 300 North Elizabeth Street Suite 3E Chicago, IL 60607	147-08-0C-002.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Ali A. Bazari, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Felix Valdez Martinez, an unmarried man

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 Unit 3829B on the Plan of 3829 Faulkner Drive Townhomes as shown on Exhibit B of Declaration of Establishing a Horizontal Property Regime for 3829 Faulkner Drive Townhomes, Protective Covenants, Conditions and Restrictions for 3829 Faulkner Drive Townhomes, (A Horizontal Property Regime with Private Elements) of record Instrument No. 20190306-0020553 and revised in Amendment in Instrument No._20231030086145_____, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ali A. Bazari, unmarried by Warranty Deed from 1 Public Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190513-0044482 Register's Office for Davidson County, Tennessee, dated May 04, 2019 and recorded on May 13, 2019. Corrected by Scrivener's Affidavit of record in Instrument No. 20190605-0053737 and Instrument No. 20190703-0065186, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3831 Faulkner Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1068147 DEEDWARR
11/03/2023 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20231103-0086146

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 so 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.

Dated this the 27th day of September, 2023.

Ali A. Bazari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of September, 2023, before me personally appeared Ali A. Bazari, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2023.

Notary Signature
My commission expires: 5.10.27



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9.27.23 (date of document).

Affiant Signature

9.27.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

