# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077250 DEEDWARR
12/01/2023 03:07:11 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20231201-0092971

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

APRIL N. BENNETT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/06/2026 DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Samantha Dawn Staton<br>Spencer Makenzye Staton | CMG Mortgage, Inc. | 149050A08600CO |
| (NAME) | (NAME) | |
| 86 Pepper Ridge Cir. | 3160 Crow Canyon Rd, #400 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mahmoud Matin Azad and Marilu Matin Azad, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samantha Dawn Staton and Spencer Makenzye Staton,** 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, being Unit No. 86, Pepper Ridge Condominiums, Phase 9, of record in Book 8250, Page 322, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Mahmoud Matin Azad and wife, Marilu Matin Azad, by deed of record in Instrument No. 20190328-0028009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 86 Pepper Ridge Cir., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAM-23-86

Witness my/our hands this 22 day of November, 2023.

Mahmoud Matin Azad

Marilu Matin Azad

State of Tennessee
County of Davidson

Personally appeared before me Mahmoud Matin Azad and Marilu Matin Azad, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22 day of November, 2023.

Notary Public
My Commission Expires:

File No.: 17040

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026