NEW OWNER:
Kareem Hedayat
7318 Weston Way Drive
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-408

MAP & PARCEL
142-10-0A-015-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1078103 DEEDWARR
12/04/2023 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20231204-0093531

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($270,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Bobby N. Williams, Trustee of Bobby N. Williams Amended and Restated Revocable Living Trust dated August 21, 2018** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Kareem Hedayat and Nasreen Harier Hedayat, husband and wife** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The following described property situated in Davidson County, State of Tennessee:

Unit No. 8-A, Weston Way Condominiums, Phase II, a Tennessee Horizontal Property Regime, as shown on Plat of record in Book 5800, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Bobby N. Williams, Trustee of the Bobby N. Williams Living Trust, dated August 27, 2008 by Warranty Deed from Bobby N. Williams of record as Instrument No. 20090102-0000334 in the Register's Office for Davidson County, Tennessee, dated December 15, 2008 and recorded on January 2, 2009. Futher being the same property conveyed to Bobby N. Williams, Trustee of the Bobby N. Williams Living Amended and Restated Revocable Living Trust, dated August 21, 2018 by Quitclaim Deed from Bobby N. Williams, Trustee of the Bobby N. Williams Living Trust, dated August 27, 2008, of record in Instrument No. 20231204 0093530, Register's Office for Davidson County, Tennessee, dated November 21, 2023 and recorded on November _____, 2023.

Being also known as 7318 Weston Way Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of November, 2023.

Bobby N. Williams Amended and Restated Revocable Living Trust dated August 21, 2018

By: Bobby N. Williams

Bobby N. Williams, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Bobby N. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Trustee** of, **Bobby N. Williams Amended and Restated Revocable Living Trust dated August 21, 2018** the within-named bargainor, and as such authorized trustee, being given the authority to so do, executed the within instrument on behalf of the trust by signing its name as such authorized trustee.

WITNESS my hand and official seal at office this 30th day of November, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202312040093531

****

The actual consideration or value, whichever is greater, for this transfer is $ **270,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of November, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 30, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY