Karen Johnson Davidson County
Batch# 1080472 DEEDWARR
12/11/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20231211-0095282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Y-P-23-6045

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mona Armin and Behnam Khastar	United Wholesale Mtg	
(NAME)	(NAME)	
6045 Cane Springs Rd	585 S. Boulevard E	**174-11-0B-011.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2788	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRETT ALAN SMITH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONA ARMIN AND BEHNAM KHASTAR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Final Plat of The Grove at Cane Ridge, Phase One (formerly known as Waterford Estates) of record in Plat at Instrument No. 20120301-0018228, 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 Brett Alan Smith, unmarried man by Warranty Deed from Lindsay Strickland, married of record in Instrument No. 20211203-0161039 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 03, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20120301-0018228, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 2004102-0131848, Instrument No. 20100526-0040558 and Instrument No. 20120604-0048269, Instrument No. 201012280102708 and Instrument No.20060120004819, Register's Office for Davidson County, Tennessee.
- Assignment of Declarants Rights of record in Instrument No. 20120524-0045182, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050413-0041341, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20010816-0088852 and Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyed to Homeowners Association of record in Instrument Number 20010815-0088361 and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Co of record in Instrument Number 20020123-009340, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050413-0041341, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6045 Cane Springs Rd, Antioch, Tennessee 37013-2788**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 6th DAY OF DECEMBER, 2023.

Brett Alan Smith

Brett Alan Smith

STATE OF New York
COUNTY OF Clinton County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT ALAN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2023.

William T. Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 6, 2023.

J. Carlton Drumwright

December 6, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 6, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY