BK 2026 PG 490

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2000.

Notary Public
My commission expires: 7-27-2002

Karen Johnson
Batch # 1084941
12/21/2023 03:03:59 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARR
3 pgs

20231221-0098599

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Ahmed Sankari 7439 Hwy 70 S., #146 Nashville, TN 37221	Ahmed Sankari 1925 Old Hickory Blvd Nashville, TN 37027	158-116

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bruce Yazdian and wife, Giti Yazdian, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mohamed Nazier Sankari, *hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson/Williamson County, State of Tennessee, described as follows: to- wit:

*Ahmed Sankari and Fatima Chabarek

Land in Davidson and Williamson County, Tennessee, being Lot No. 59 on the Plan of Derby Glen Close, of record in Plat Book 6250, Page 90 (Davidson) and Plat Book 21, Page 2 (Williamson), said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Yazdian and wife, Giti Yazdian by deed from Medlin-Wherry Land Company, a Tennessee general partnership composed of Craig Medlin and Steve Wherry, of record in Book 7576, Page 578, Register's Office for Davidson County, Tennessee and in Book 738, Page 345, Register's Office for Williamson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1609 Old Hickory Boulevard, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 14th day of July, 2000.

Bruce Yazdian

Giti Yazdian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce Yazdian and Giti Yazdian, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 14 day of July, 2000.

Notary Public

My Commission expires 4-27-2002

JULIE N. READ
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

State of Tennessee, County of WILLIAMSON
Received for record the 19 day of
JULY 2000 at 2:50 PM. (RECH 378042)
Recorded in official records
Book 2026 Pages 490- 491
Notebook 64 Page 231
State Tax $ 296.00 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 307.00,
Register of Deeds SADIE WADE
Deputy Register KELLY FAULKNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00014888

I, Sherry Anderson, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 00378042, Book Number, 2026, page(s), 490, recorded in this office as a DEED from YAZDIAN BRUCE, YAZDIAN GITI to SANKARI MOHAMED NAZIER, SANKARI AHMED, CHABAREK FATIMA.

Witness the Official Signature and Seal this 21st day of December 2023.

Sherry Anderson, Register

Christy Mcandless

Deputy Register

