Karen Johnson Davidson County
Batch# 1095774 DEEDWARR
01/30/2024 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240130-0006438

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-07029

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anthony Arnold 1456 Bell Trace Drive Antioch, TN 37013	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	162-16-0E-055-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Mojdeh Nabavipour Manshad, widowed**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony Arnold, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, Stated of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Masoud Varasteh Ardakan and wife, Mojdeh Nabavipour Manshad by Warranty Deed from Frederick O. Junard MD and wife, Oluremi O. Junard of record as Instrument No. 20020904-0106203 in the Register's Office for Davidson County, Tennessee, dated August 26, 2002 and recorded on September 4, 2002.

The spouse of the Grantor having passed away on July 25, 2023, leaving the wife the sole surving heir.

For Information Only: Being Parcel 162-16-0E-055-00
Being also known as 1456 Bell Trace Drive, Antioch, TN 37013

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: 1456 Bell Trace Drive , Antioch, TN 37013

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 26th day of January, 2024

Mojdeh Nabavi
Mojdeh Nabavipour Manshad

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mojdeh Nabavipour Manshad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 26th day of January, 2024

Robin Zaleski
Notary Public

My Commission Expires: 09/24/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/26/24 (date of document).

Affiant Signature

01/29/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 29th day of January, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL