Karen Johnson Davidson County
Batch# 1110084 DEEDWARR
03/12/2024 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240312-0017042

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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

04-NSH24-07213

Address of New Owner:	Send Tax Bills to:	Tax Information:
Youssef Ishak 2212 Green Trails Drive Antioch, TN 37013	**United Wholesale Mortgage, LLC** **585 South Blvd E** **Pontiac MI 48341**	162-13-0A-011-00

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, **Pejman B. Tirgar, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Youssef Ishak, a single man, as sole ownership,** 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:

Land in Davidson County, Tennessee being Lot No.11, Greenwood Subdivision, Phase 1, a Planned Unit Development of record in Instrument No. 20000922-0094259, amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Greenwood Subdivision, of record in Instrument No. 20000922-0094258, amended in Instrument No. 20010711-0073943, and Instrument No. 20011023-0115676, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

FOR INFORMATION ONLY: Parcel No. 162-13-0A-011-00

Being the same property conveyed to Pejman B. Tirgar, married by Warranty Deed from Shabnam Aminamadani, married of record as Instrument No. 20070424-0048806 in the Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 24, 2007.

Anahita Akbari, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

Being also known as 2212 Green Trails Dr., 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: 2212 Green Trails 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 6th day of March, 2024

Pejman B. Tirgar

Anahita Akbari

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 Pejman B. Tirgar and Anahita Akbari, 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 6th day of March, 2024.

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 March 6, 2024.

J. Carlton Drumwright

March 6, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 6, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY