Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17135

Karen Johnson
Batch # 1114442
03/25/2024 08:42:37 AM
Fees: $13.00 Taxes: $839.90

Davidson County
DEEDWARR
2 pgs

20240325-0020305

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

File No. AD-24-6169

STATE OF TENNESSEE
COUNTY OF DAVIDSO
THE ACTUAL CONSIDER... GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anar Saadi and Rehan Garmavi	SLBC Mtg.	
(NAME)	(NAME)	
479 Claircrest Drive	9311 Scenic Rdg. #100	162-01-0B-066.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

RA As *HUSBAND AND WIFE

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Daniel Moore, an umarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anar Saadi and Rehan Garmavi,*** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit No. 66 on the Plan of Phase 2, Clairmont of record in Plat Book 6050, Page 323, 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 Daniel Moore and Tayler Moore, husband and wife by Warranty Deed from Toney B. Ford and Eva Cheng Ford, husband and wife of record in Instrument No. 20200512-0049195 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 12, 2020.

Being the same property conveyed to Daniel Moore by Quitclaim Deed from Tayler Moore of record in Instrument No. 20240125-0004893 Register's Office for Davidson County, Tennessee, dated January 09, 2024 and recorded on January 25, 2024.

This is property more commonly known as 479 Claircrest Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 20 day of March, 2024.

Daniel Moore

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 20 day of March, 2024, before me personally appeared Daniel Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of March, 2024.

Notary Signature
My commission expires: 2-6-2028

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028