Karen Johnson Davidson County
Batch# 1120670 DEEDWARR
04/09/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240409-0025019

Name and Address of New Owner:
Alejandro Alex Salinas
812 Nella Drive
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 033-14-0-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alejandro Alex Salinas, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 105, on the plan of Pleasant Hill Addition, as of record in Book 3300, Page 7, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, by Warranty Deed dated February 7, 2020 from Basher Ismail and wife, Sawsan Judeh Ismail, recorded February 10, 2020 in Instrument No. 20200210-0014755 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2024.

(SEAL)
Mohsen Sarfehjoo

(SEAL)
Janis C. Sarfehjoo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2024, before me personally appeared Mohsen Sarfehjoo and Janis C. Sarfehjoo, 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 8th day of April, 2024.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8th day of April, 2024.

Notary Public
My commission expires:_____
File No. 2024-6820-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/8/24 (date of document).

Regina Sullo
Affiant Signature

April 9, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 9th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

