Karen Johnson Davidson County
Batch# 1140006 DEEDWARR
05/29/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240529-0039632

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of May, 2024.

(Affix Seal) Notary Public

My Commission Expires: 10/16/24

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

2024-04-1739

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Shervin Hajiamini<br>2019 Morrison Ridge Drive<br>Nashville, TN 37221 | OWNER | Map/Parcel<br>143-01-0D-013-00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Claire Culpepper, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Shervin Hajiamini, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 13 on the Plan of Belle Meade Ridge Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200123-0008509, amended in Instrument No. 20210104-0000013, amended in Instrument No. 20210104-0000014, amended in Instrument No. 20210127-0012271, amended in Instrument No. 20220426-0048083, 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 Mary Claire Culpepper, an unmarried woman by Special Warranty Deed from Haury and Smith Contractors, Inc of record in Instrument No. 20211129-0157189 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

The subject property was never the principal residence of the Grantor and her spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2019 Morrison Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 23 day May, 2024.

Mary Claire Culpepper

STATE OF FLORIDA
COUNTY OF Walton

On this 23rd day of May, 2024, before me personally appeared Mary Claire Culpepper, 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.

physical presence, ID: FL DL

Witness my hand, at office, this 23rd day of May, 2024.

Notary Signature Kaitlin Seifert
My commission expires: 10-14-2024

KAITLIN SEIFERT
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 53558
My Commission Expires 10-14-2024

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/23/24.

Affiant Signature – Joshua A. Terry

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/28/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27