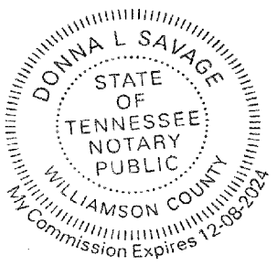
Karen Johnson Davidson County
Batch# 1140836 DEEDWARR
05/30/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20240530-0039981



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00

Mary Jane Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF May, 2024.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File 24040028

Address of New Owner	Send Tax Bills To:	Tax Information:
Mary Jane Jones and Austin Jones 1209 Sylvia Drive Madison, TN 37115	Same	043-01-0-151.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Bijan Mansouri, Married** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mary Jane Jones and Austin Jones, Wife and Husband,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Oakwood Subdivision, a plat of which is of record in Plat Book 5210, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bijan Mansouri by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") dated 10/27/2010 and recorded on 11/01/2010 in Instrument No. 20101101-0087053, Register's Office for Davidson County, Tennessee.

This is property generally located:
1209 Sylvia Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 5210, Page 149, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Katherine Mansouri joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Bijan Mansouri**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Bijan Mansouri and Katherine Mansouri** have caused this instrument to be executed, this the 22 day of May, 2024.

Bijan Mansouri

Katherine Mansouri

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Bijan Mansouri and Katherine Mansouri,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 22 day of May, 2024.

My Commission expires: 7/24/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 May 28, 2024.

Date

Affiant Signature

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of May, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025