Karen Johnson Davidson County
Batch# 1174480 DEEDWARR
08/26/2024 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20240826-0065412

Name and Address of New Owner:
Sedigheh Tahriri
8113 Warbler Way
Brentwood, TN 37027

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: 181-11-0E-086-00

38297

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, **Dearan Mattox and Rochelle L. Mattox, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sedigheh Tahriri, unmarried,** "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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Final Plat, The Hill Property, Phase 1B of record in Plat at Instrument No20210818-0111925, 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 Dearan Mattox and Rochelle L. Mattox, husband and wife, by Warranty Deed dated November 30, 2022 from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded December 5, 2022 in Instrument No. 20221205-0126819 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 20th day of August, 2024.

_____(SEAL)
Dearan Mattox

_____(SEAL)
Rochelle L. Mattox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2024, before me personally appeared Dearan Mattox and Rochelle L. Mattox, 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 20th day of August, 2024.

_____
Notary Signature
My commission expires:

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 $595,000.00, 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
20th day of August, 2024.

Notary Public
My commission expires: 7-7-2027
File No. 2024-7167-TS

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/20/24 (date of document).

Affiant Signature

8/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

