WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187008 DEEDWARR
09/26/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240926-0074796

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME~~, THIS THE 26TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/05/2026

(AFFIX SEAL)

TERESA STAGGS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyarash Balooch Qaraee	Kyarash Balooch Qaraee	186 03 0A 058.00
(NAME)	(NAME)	
183 Burkitt Commons Avenue	183 Burkitt Commons Ave.	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Connor G. Britton, an unmarried person and Wesley Britton, a married person, as tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kyarash Balooch Qaraee and Seyedeh Rozhina Javadi Moghadam, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 58 on the Plan of Final Plat, Burkitt Commons, Phase 4 of record in Plat at Instrument No. 20200617-0063022, 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 Connor G. Britton, unmarried, and Wesley Britton, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210518-0066845 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 183 Burkitt Commons Avenue, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 26th day of September, 2024

Connor G. Britton

Wesley Britton

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connor G. Britton and Wesley Britton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of September, 2024.

Notary Public:
My Commission Expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101 (d) (3) after July 1, 2021

I, Melanie Judd, (*custodian's name*), 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 9/26/2024 (*date of document*).

Affiant Signature — Date: 9/26/24

STATE OF TENNESSEE

COUNTY OF Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 10/25/2026

NOTARY'S SEAL

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY