This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-4286-AJ

Karen Johnson Davidson County
Batch # 1195087 DEEDWARR
10/17/2024 01:28:58 PM 2 pgs
Fees: $13.00 Taxes: $1,753.80
20241017-0080707

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $474,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shabir Afzali and Kabir M. Afzali 118 Honey Creek Lane Nashville, TN 37211	Same as New Owners	161 13 0B 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Natalia Jan Marie Sorci, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shabir Afzali, married and Kabir M. Afzali and Nadia Ghafoori, husband and wife, as Tenants in Common with the Right of Survivorship,** hereinafter called the Grantee(s), his/her/their heirs and 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 Unit No. 118 on the Plan of CREEKSIDE, as shown on Exhibit "B" of the Master Deed of Record in Instrument No. 20040702-0079260, as amended and restated in Instrument No. 20050204-0013611 and amendment to amended and restated in Instrument Nos. 20050329-0034131, 20050822-0100021 and 20210916-0124412 and as further shown on Plat recorded in Instrument No. 20090730-0071237, Register's Office for said County, to which plan reference is thereby made for a more complete and accurate description.

Being the same property conveyed to Natalia Jan-Marie Sorci, by Warranty Deed from Raymond A. Guarino III and Tara J. Guarino, husband and wife, of record in Instrument No. 20220516-0055666, in the Register's Office of Davidson County, Tennessee, dated May 10, 2022, and recorded on May 16, 2022.

This is improved or property located at: **118 Honey Creek Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2024.

GRANTOR:

Natalia Jan Marie Sorci

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Natalia Jan Marie Sorci, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2024.

Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-24-118