Karen Johnson Davidson County
Batch# 1196547 DEEDWARR
10/22/2024 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20241022-0081995

WARRANTY DEED

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel I. Savage and Angelina H. Savage	Cross Country Mortgage, LLC	
(NAME)	(NAME)	
829 Melpark Ct	2160 Superior Ave	105 14 0N 037.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NIKKI NAZZY SIZEMORE AND ADAM SIZEMORE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELINA H. SAVAGE AND DANIEL I. SAVAGE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 37, as established in Declaration of Covenants, Conditions and Restrictions for MELPARK TOWNHOMES, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended in Instrument No. 20160106-0001307 and Instrument No. 20210309-0030504; amended to ByLaws in Instrument No. 20210309-0030505 and Instrument No. 20210309-0030506, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hashem Mehrdad Hashemian, married, by Special Warranty Deed from Melpark Partners LLC, a Tennessee limited liability company, of record in Instrument No. 20160609-0058621, in the Register's Office of Davidson County, Tennessee, dated June 7, 2016 and recorded on June 9, 2016.

Being the same property conveyed to Nikki Nazzy Hashemian, unmarried, by Quitclaim Deed from Hashem Mehrdad Hashemian, married, of record in Instrument No. 20201214-0146908, in the Register's Office of Davidson County, Tennessee, dated October 23, 2020 and recorded on December 14, 2020.

Nikki Nazzy Hashemian has since married and is now known as Nikki Nazzy Sizemore. Adam Sizemore, spouse of Nikki Nazzy Sizemore, joins in the execution of this instrument for the purpose of conveying marital interest in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 829 Melpark Ct, Nashville, TN 37204
(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 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. 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.

Witness my hand this 11th day of October, 2024

Nikki N. Sizemore
NIKKI NAZZY SIZEMORE

Adam Sizemore
ADAM SIZEMORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Niki Nazzy Sizemore and Adam Sizemore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Certificate of Authenticity

I, Nick Harris, 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 October 21, 2024.

Affiant Signature

10/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of October, 2024.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY