Name and Address of New Owner:
Steven Daniel Barney
313 Cathy Jo Drive
Nashville, TN 37211

Karen Johnson
Batch # 1197794
10/25/2024 09:42:25 AM
Fees: $13.00 Taxes: $1,509.60
Davidson County
DEEDWARR
2 pgs
20241025-0082930

Send Tax Bills To:
Fairway Independent Mortgage Corporation
4750 S. Biltmore Lane
Madison, WI 53718

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13311010000

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, **Mozhgan Karshenas Najafabadi, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Daniel Barney, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 80 feet on the southeasterly side of Cathy Jo Drive and runs back between lines 100 feet on the southwesterly line and 147 feet on the northeasterly line to a broken rear tine on which it measures 102.52 feet.

Being the same property conveyed to Mozhgan Karshenas Najafabadi by Quitclaim Deed from Tahereh Hasany Najafabadi, dated April 25, 2022, of record in 20220429-0050118, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Mozhgan Karshenas Najafabadi and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This is improved property known as 313 Cathy Jo Drive, Nashville, TN 37211

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 24th day of October, 2024.

Mozhgan Karshenas Najafabadi (SEAL)
Mozhgan Karshenas Najafabadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2024, before me personally appeared Mozhgan Karshenas Najafabadi, 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.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Witness my hand, at office, this 24th day of October, 2024.

Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

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 $408,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of October, 2024.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Notary Signature
My commission expires: