WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202867 DEEDWARR
11/08/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20241108-0087129

File #24-TLC-5132-CB

(SEAL)
MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Khesraw Hamid and Farhat Hamid	**New Owner**	
(NAME)	(NAME)	
5132 Village Trace		**161 10 0A 167.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged,

CHRISTIAN F. ZIMMER, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KHESRAW HAMID AND FARHAT HAMID, HUSBAND AND WIFE

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 166 on the Plan of PHASE TWO, VILLAGES OF BRENTWOOD of record in Plat Book 6250, Page 169, as corrected by a surveyor's certificate of correction of record in Book 8484, Page 140, 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 Christian F. Zimmer, Married, But Separated, by Quitclaim Deed from Christian F. Zimmer and Sarah Burke, Husband and Wife, Now Separated, of record in Instrument No. 20221020-0114460, in the Register's Office of Davidson County, Tennessee, dated October 14, 2022, and recorded on October 20, 2022.

Being the same property conveyed to Christian F. Zimmer and Sarah Burke, husband and wife, by Warranty Deed from Kate L. Espinosa-Harvill and husband John Harvill, of record in Instrument No. 20190114-0003810, in the Register's Office of Davidson County, Tennessee, dated January 11, 2019, and recorded on January 14, 2019. The said Christian F. Zimmer and Sarah Burke having since divorced and pursuant to the Final Decree of Divorce of record in Docket No. 22D1206, in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6250, Page(s) 169 , as corrected by a surveyor's certificate of correction of record in Book 8484, Page 140.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, amended in Book 6398, Page 495, Book 6852, Page 497 and Book 8507, Page 831.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 11526, Page 579, amended in Instrument No. 20000606-0056066.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5132 Village Trace, Nashville, TN 37211**.

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), their heirs and 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), 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/our hand(s) this the 7th day of November, 2024.

Christian F. Zimmer

STATE OF ~~TENNESSEE~~ DAW ILLINOIS
COUNTY OF ~~DAVIDSON~~ DAW 6th DAW COOK

On this ~~7th~~ day of November, 2024, before me personally appeared Christian F. Zimmer, 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 ~~7th~~ DAW 6th day of November, 2024.

Notary Signature – Deborah A. Walker
My commission expires: 3-15-2025

"OFFICIAL SEAL"
DEBORAH A. WALKER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 03/15/2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 November 6, 2024 (date of document)

Regina Sullo

Affiant Signature

November 7, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 7th day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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