Karen Johnson Davidson County
Batch# 1213797 DEEDWARR
12/10/2024 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241210-0095879

Name and Address of New Owner:
Nadima Hamid and Payman Naqshbandi
4924 Yorkshire Road
Nashville, TN 37211

Send Tax Bills To:
New Owner
4924 Yorkshire Rd. Nashville, TN 37211
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 161 10 0A 213.00

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, **Angel Hernandez Rodriguez, a married person and Azucena Carmona Santos, an unmarried person, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nadima Hamid, and Payman Naqshbandi, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Phase Three, Villages of Brentwood of record in Plat Book 6250, Page 918, 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 Angel Hernandez Rodriguez, a married person and Azucena Carmona Santos, an unmarried person, as tenants in common by Warranty Deed from Haywood H. Sherrod, Jr., dated August 16, 2024 and recorded on August 20, 2024 of recorded in Instrument Number 20240820-0063945, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4924 Yorkshire Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 9th day of December, 2024.

_____(SEAL)
Angel Hernandez Rodriquez

_____(SEAL)
Azucena Carmona Santos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2024, before me personally appeared Angel Hernandez Rodriquez and Azucena Carmona Santos, 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 9th day of December, 2024.

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

_____
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 $385,000.00, 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~~ Rutherford

Sworn to and subscribed before me this 9th day of December, 2024.

_____
Notary Signature
My commission expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

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

I, Melanie Judd, 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 December 9, 2024.

Custodian's Signature — date 12/09/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 10th December, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/21/28

MELANIE JUDD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY