This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mohammad Hajjafar
2905 Woodlands Ave
Nashville, Tennessee 37211

MORTGAGEE:

Karen Johnson Davidson County
Batch # 1220318 **DEEDWARR**
12/27/2024 10 31 39 AM 2 pgs
Fees $13 00 Taxes $832 50
20241227-0100334

SEND TAX BILL TO:
Owner

MAP **133-06**
GROUP
PARCEL **058.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William J. Coyne and Catherine V. Coyne, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Mohammad Hajjafar, a married man**, hereinafter called the GRANTEE, his 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 Lot No. 10 on the Plan of Map of D.M. Mincy's Addition to Flatrock, as shown by plat and survey of record in Plat Book 547, page 24, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Coyne and Catherine V. Coyne, husband and wife by deed from Accredited Home Lenders, Inc. of record in Instrument no. 20081216-0120423, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **3513 Sanford Ave., Nashville, Tennessee 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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **23rd** day of **December, 2024.**

X William J. Coyne
by Catherine Coyne as attorney in fact

William J. Coyne, by Catherine Coyne, as attorney-in-fact

Catherine V Coyne

Catherine V. Coyne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Catherine V. Coyne,**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained, and who further acknowledges that she is the Attorney in Fact for her husband, **William J. Coyne,** and that she is authorized by **William J. Coyne** to execute the within Warrant Deed for the purposes therein contained

WITNESS my hand and official seal this 23rd day of December, 2024.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of December, 2024.

NOTARY PUBLIC
My Commission Expires:

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY