Karen Johnson Davidson County
Batch# 1234852 DEEDWARR
02/06/2025 01:45:30 PM 6 pgs
Fees: $33.00 Taxes: $777.00
20250206-0009200

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 6 day of FEBRUARY, 2025.

Notary Public

My commission expires: 3-24-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HUGH BENNETT	**NEW OWNERS**	**142-06-0D-024.00**
544 Doral Country Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AFSOON ELMORE, UNMARRIED, MAHASTI VAFAIE, MARRIED AND MARJAN VAFAIE, UNMARRIED
(Mahasti Vafaie hereby certifies that this has never been the primary residence of her or her spouse)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUGH BENNETT, UNMARRIED

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being a part of the plan of Doral Country Villa Condominiums, Section VII, of record in Plat Book 5200, page 223, and described being Unit No. 87-A, on the said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, page 727, and Book 5623, page 252, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL VAFAIE, by deed from BONNIE M. WEBB, UNMARRIED, of record in Instrument No. 20040227-0022269, dated February 17, 2004, said Register's Office.

Michael Vafaie having since died testate on April 27, 2020. Pursuant to the terms of the will of Michael Vafaie of record in Docket No. 20P1004 in Seventh Circuit Court of Davidson County, Tennessee Probate Court, said property is to be administered as part of the probate estate.

MAHASTI VALERIE, EXECUTRIX OF THE ESTATE OF MICHAEL MAMUD VAFAIE, WHICH ESTATE IS ADMINISTERED IN THE PROBATE DIVISION OF THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NUMBER 20P1004 further conveyed to AFSOON ELMORE, MAHASTI VAFAIE AND MARJAN VAFAIE, by Executrix Quitclaim Deed of record in Instrument No. 20220202-0012032, dated January 27, 2022, said Register's Office.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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 my hand this 1ST **day of FEBRUARY, 2025.**

AFSOON ELMORE

MAHASTI VAFAIE

MARJAN VAFAIE

Land in Davidson County, Tennessee, being a part of the plan of Doral Country Villa Condominiums, Section VII, of record in Plat Book 5200, page 223, and described being Unit No. 87-A, on the said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, page 727, and Book 5623, page 252, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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MAHASTI VALERIE, EXECUTRIX OF THE ESTATE OF MICHAEL MAMUD VAFAIE, WHICH ESTATE IS ADMINISTERED IN THE PROBATE DIVISION OF THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NUMBER 20P1004 further conveyed to AFSOON ELMORE, MAHASTI VAFAIE AND MARJAN VAFAIE, by Executrix Quitclaim Deed of record in Instrument No. 20220202-0012032, dated January 27, 2022, said Register's Office.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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 my hand this 3RD day of FEBRUARY, 2025.

_____

AFSOON ELMORE

_____

MAHASTI VAFAIE

_____

MARJAN VAFAIE

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **MAHASTI VAFAIE**, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal at KNOX County, TN, this 3rd day of February, 2025.

Ruby A. Gaddis
Notary Public

My Commission Expires: Nov. 30, 2027

RUBY A. GADDIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **AFSOON ELMORE,** AND **MARJAN VAFAIE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal at Nashville, TN, this 1ST day of February, 2025.

Notary Public

My Commission Expires: 3-24-2027

EMILY H. PROPHITT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

CERTIFICATION

I, Emily H Prophet (owner/preparer of document), 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 Feb 1, 2025 and Feb 3, 2025 (date).

Affiant Signature

2-6-2025

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 6 day of February 2025.

Notary Signature

My Commission Expires: MARIA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY MY COMMISSION EXPIRES 8-1-2026