Karen Johnson Davidson County
Batch# 1247872 DEEDWARR
03/19/2025 10:14:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20250319-0019499

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25662296

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): Soraya Soleimani and Arshad Zarrinkafsh
Address of New Owner(s): 103 Hutchinson Street Smyrna, TN 37167
Property ID NUMBER: 165130A15100CO, 165130A15200CO

THIS INDENTURE, made and entered into this 11 day of March, 2025, by and between Behzed Soleimani, a married Man, party of the first part, and **Soraya Soleimani and Arshad Zarrinkafsh, Wife and Husband,** as Joint Tenants with Right of Survivorship, party of the second party,

WITNESSETH: That for and in consideration of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Antioch, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

DERIVATION: **Being the same property conveyed to Behzad Soleimani, unmarried, by deed dated December 1, 2011 of record in Deed Instrument/Case No. 20111206-0095113, in the County Clerk's Office, and being the same property conveyed to Behzad Soleimani, a married man, by deed dated November 19, 2020 of record in Deed Instrument/Case No. 20201201-0139350, in the County Clerk's Office.**

TMS: 165130A15100CO, 165130A15200CO

Property Address: **4317 Mystic Valley Court, Antioch, TN 37013**

This conveyance is subject to 2025, **Davidson** and City of **Antioch** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the

MCD 74603217 WD111 01 0104

afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Behzad Soleimani

STATE OF Maryland

COUNTY OF Montgomery

Acknowledgement

On this 11th day of March, 2025, before me personally appeared Behzad Soleimani, 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 and seal, this 11th day of March, 2025

Signature of Notary Public

MARIA A. WILLIAMS
Notary Public
Montgomery County, Maryland
My Commission Expires 09/08/2028

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$925.00**, plus any remote filing electronic payment surcharges.

Affiant

Subscribed and sworn to before me this 11th day of March 2025.

Notary Public Signature
My commission expires: 9/8/2028

MARIA A. WILLIAMS
Notary Public
Montgomery County, Maryland
My Commission Expires 09/08/2028

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202503190019499

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 165130A15100CO, 165130A15200CO

Land situated in the County of Davidson in the State of TN

BEING ALL OF LOT NO. 436 AND LOT NO. 437, ON THE PLAN OF SECTION NINE, PEPPERTREE FOREST, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN PLAT BOOK 7900, PAGE 760, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Commonly known as: 4317 Mystic Valley Ct, Antioch, TN 37013-1675

Being the same property conveyed to Behzad Soleimani, unmarried, by deed dated December 1, 2011 of record in Deed Instrument/Case No. 20111206-0095113, in the County Clerk's Office.

Being the same property conveyed to Behzad Soleimani, a married man, by deed dated November 19, 2020 of record in Deed Instrument/Case No. 20201201-0139350, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 3/11/2025 (date of document).

Affiant Signature

Mar 13, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 13 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE