Karen Johnson Davidson County
Batch# 1260227 DEEDWARR
04/15/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250415-0028688

Name and Address of New Owner:
Farhad Javanmardi and Nasrin Azadinejad
51 Benzing Road
Antioch, TN 37013

Send Tax Bills To: Novus Home Mtg.
20225 Water Tower Blvd #400
Brookfield, WI 53045

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-08-0-025

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, **Marcus Jones, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Farhad Javanmardi, and Nasrin Azadinejad, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Antioch Park, Section I of record in Plat Book 3600, Page 96, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marcus Jones, single man, by Warranty Deed dated June 12, 2019 from Nisar A. Mohammadi, recorded June 21, 2019 in Instrument No. 20190621-0060084 in the Register's Office.

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 14th day of April, 2025.

(SEAL)
Marcus Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2025, before me personally appeared Marcus Jones, 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 14th day of April, 2025.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of April, 2025.

Notary Public
My commission expires:
File No. 2025-7726-RS

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 14, 2025.

J. Carlton Drumwright

April 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY