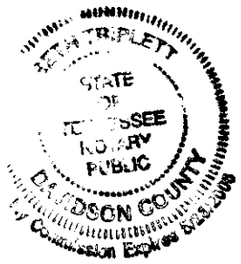
Box 13 #9089

WARRANTY DEED



STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suleyman Hamzipour	Suleyman Hamzipour	119-13-126
(NAME) 3005 Nolensville Pike	(NAME) 6212 Williams Grove Dr, ~~3005 Nolensville Pike~~	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood TN 37027 ~~Nashville, TN 37211~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joyce Khan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suleyman Hamzipour, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
JOYCE KHAN A.K.A. JOYCE S. KHAN

Being Lot No. 3 on the Plan of College Heights, Six civil District, recorded in Book 332, Page 19, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the westerly side of Nolensville Road and extends back 160 feet between parallel lines to an alley in the rear.

Being the same property as conveyed to Joyce Kahn by deed of record in instrument # 20020917-0113299, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 3005 Nolensville Pike, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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 11th day of March, 2005.

Joyce S. Kahn
Joyce Khan

Davidson County DEEDWARR
Recvd: 03/17/05 12:10 1 pg
Fees:13.00 Taxes:610.50

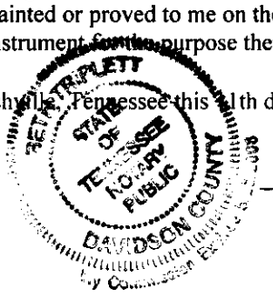
20050317-0029466

STATE OF

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Kahn with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2005.



Commission expires:

Victor Hazelwood Notary Public