WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13 # 13249

7289

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohsan Bokharaeikashi	Mohsan Bokharaeikashi	13302037500; 13302021000
(NAME) 403 Mcclellan Avenue	(NAME) Same	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, Betty A. Turrentine, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohsan Bokharaeikashi, ~~married~~ * and Mahmoud Sajjadi, ~~married~~ ** 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:

* and wife Lida Mohammad Khan
** and wife Vivan T[redacted] Khan

TRACT III – 403 McClellan Ave

Land in Davidson County, Tennessee, Being Lot No. 28 on the Map of Radnor Place, as of record in Book 421, Page 58, Register's Office for said County. Said Lot and part of Lot adjoin and front together 60 feet on the South side of Radnor Terrace and run back between parallel lines, 171 feet, more or less, to a dead line.

TRACT IIII – 399 McClellan Ave

Land in Davidson County, Tennessee being the northerly part of Lot No. 31 on the Map of Radnor Terrace or Place, as of record in Book 421, Page 58, Register's Office for said County. Said part of said lot fronts 50 feet on the south side of McClellan Avenue and runs back between parallel lines 85.3 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Betty A. Turrentine, by deed of record in Instrument Nos. 20010912-0099146 and Instrument No. 20010912-0099143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 399 McClellan Avenue Nashville, TN. 37211

403 McClellan Avenue 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.

Davidson County DEEDWARR
Recvd: 06/28/07 14:32 2 pgs
Fees:13.00 Taxes:2127.50

20070628-0077415

Witness my hand this 15th day of May, 2007.

Betty A. Turrentine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty A. Turrentine 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 15th day of May, 2007.

Commission expires:

7/25/09

Notary Public

