TAXES PAID WITH MAP-PARCEL NUMBERS 13302037500, 13302021000
BEING RECORDED SIMULTANEOUSLY HEREWITH 20070628-0077415

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

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

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

BOX 13
13249

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	13302021100; 13302021200;
(NAME) 3305/3303 Nolensville Pike	(NAME) same	
(ADDRESS) Nashville, TN 37221	(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, Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan and 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 Mohammod Khan
** and wife Vivian Farouk Khan

TRACT I – 3303 Nolensville Pike

Land in Davidson County, Tennessee, Being the northerly part of Lot 32 on the Plan of Radnor Place Subdivision, as of record in Book 421, Page 58, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, August 1, 1945, as follows: Beginning at an iron pin in the southwest corner of McClellan Place and Nolensville Pike; thence with the southerly margin of McClellan Place, north 89 deg. West 69.2 feet to an iron pipe; thence southwardly 85.3 feet to an iron pipe; thence south 89 deg. East 117.8 feet to an iron pin in the westerly margin of the Nolensville Pike; thence with the westerly margin of said pike, north 28 deg. 30 min. west 98 feet to an iron pin, the point of beginning.

TRACT II – 3305 Nolensville Pike

Land in Davidson County, Tennessee, being the southerly part of Lots Nos. 31 and 32 on the Map of Radnor Terrace or Place, as of record in Book 421, Page 58, Register's Office for said County, more particularly described as follows:

Beginning at the southeast corner of Nolensville Pike High Street, and running west along the north side of High Street a distance of 216 feet to the corner of Lot No. 30; thence north along the east side of Lot No. 30 a distance of 85.7 feet; thence east parallel with High Street as distance of 167.8 feet to the western side of east Nolensville Pike; thence southeasterly along with westerly side of Nolensville Pike, a distance of 98 feet to the point of beginning.

Being the same property conveyed to Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan Turrentine, by deed of record in Instrument Nos. 20010912-0099144; Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 06/28/07 14:33 2 pgs
Fees:12.00 Taxes:0.00
20070628-0077416

unimproved ☐

This is improved ☒ property, known as 3305/3303 Nolensville Pike, Nashville, TN 37221
(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 our hands this 15th day of May, 2007.

William G. Edmondson, Co-Trustee

BY: William G. Edmondson

Nancy Carol Thompson and William G. Edmondson, Co-Trustess of the testamentary trust of Jerry Morgan Turrentine

Betty A. Turrentine

Nancy Carol Thompson, Co-Trustee

By: Nancy Carol Thompson

Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan Turrentine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15thday of May, 2007, before me, personally appeared Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan Turrentine, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2007.

Commission expires:

7/25/09

Heidi Jo Clayton

Notary Public

