# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/08 08:52 2 pgs
Fees:13.00 Taxes:1073.00

20080403-0033492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Mark Waldrop** | New owner | **149-8-32** |
| **Rhonda Waldrop** | | |
| (NAME) | (NAME) | |
| **2135 Woodcliff Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Smyra, TN 37217** | | |
| (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, **Kamal Hajizadeh and Daryoosh Hajizadeh and Tahereh Khoshnevis Zadeh**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Waldrop and wife, Rhonda Waldrop**, 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:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dorhill Acres, Section 1, as of record in Book 2330, page 2, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Bell Lane at the corner of Lot Nos. 3 and 4; thence with the line between said two lots southeastwardly 385 feet; thence north 19 deg. 38' east 30 feet to the corner of Lot Nos. 4, 6 and 7; thence with the line between Lot Nos. 4 and 6 northwestwardly 148.9 feet to the corner of Lot Nos. 4, 5 and 6; thence with the line between Lot Nos. 4 and 5 northwestwardly 271.4 feet to the southeasterly margin of Bell Lane; thence with the same southwestwardly 115 feet to the beginning.

Included in the above description but specifically excluded from this conveyance:

Beginning at the point of intersection of the existing east margin of Bell Road and the north boundary of the Raymond E. Crocker, et ux property; thence with said existing margin northerly 117 feet more or less to a point; thence with the south boundary of the Mark Waldrop et ux property south 69 deg. 13' 22" east 25 feet more or less to a point, said point being 51.00 feet right of Bell Road proposed centerline station 109+24.83; thence with the proposed east margin of said road (1) having a 2,310.27 foot radius curve southerly 58.38 feet (2) south 21 deg. 35' 38" east 40.40 feet (3) having a 2,313.79 foot radius curve southerly 17.40 feet to a point, said point being 51.00 feet right of Bell Road proposed centerline station 108+08.93; thence with said north boundary north 67 deg. 59' 51" west 27 feet more or less to the point of beginning, containing 2,840 square feet.

See Grantors Source of title in Instrument # 20030416-0050969, Register's office for Davidson Co., Tennessee.

unimproved ☐

This is improved ☒ property, known as **436 Bell Road, Nashville, TN 37217**

(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 31st day of March, 2008.

Tahereh Khoshnevis Zadeh

Kamal Hajizadeh

Daryoosh Hajizadeh

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 Kamal Hajizadeh and Daryoosh Hajizadeh and Tahereh Khoshnevis Zadeh, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF MARCH, 2008.

Commission expires:

SHANNON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Notary Public