Karen Y Johnson Davidson County
Batch# 177932 DEEDWARR
12/26/2018 12:42:30 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20181226-0125175

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hamidreza Parsa	Hamidreza Parsa	091 12 0 203.00
(NAME)	(NAME)	
4010 Indiana Ave	4010 Indiana Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marie Frances McQuiddy, as Trustee of The Marie McQuiddy Living Trust, U/A dated 3-14, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hamidreza Parsa**, 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. 5 in the subdivision of part of Lot No.14 in the Plan of Clifton, The plan of which subdivision is not of record, but the Plan of Clifton is of record in Book No. 21, page 35, Register's Office for Davidson County, Tennessee, Said Lot No. 5 fronts 50 feet on the Northerly side of Weller or Indiana Avenue, and runs back northwardly between parallel lines, 152.2 feet to an alley, The east line being I 50 feet westerly from the westerly margin of Clifton Avenue.

Being the same property conveyed to Marie Frances McQuiddy by Warranty Deed from The sole surviving heirs of Elnora Oten Crite, being Irvin Oten, Jr., Valeria Horton Frierson, Sharlisa Moore, Angelique Featherstone and Robert Featherstone dated December 22, 2003 and recorded February 11, 2004 as Instrument No. 200402110016345 in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Marie Frances McQuiddy, as Trustee of The Marie McQuiddy Living Trust, U/A dated 3-14, 2018 by Quit Claim Deed from Marie Frances McQuiddy dated March 14, 2018 and recorded March 29, 2018 as Instrument No. 201803290029743, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4010 Indiana Ave, Nashville, TN 37209

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 21st day of December, 2018

Marie Frances McQuiddy, as Trustee of The Marie McQuiddy Living Trust, U/A dated 3-14, 2018

BY: Marie Frances McQuiddy

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marie Frances McQuiddy, as Trustee of The Marie McQuiddy Living Trust, U/A dated 3-14, 2018, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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