Karen Y Johnson Davidson County
Batch# 179508 DEEDWARR
01/02/2019 10:47:54 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20190102-0000224

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bethel Healing Divine Church	New Owner	162-00-0-043.00
106 WEST CLIFF ST (NAME) ~~660 Benzing Rd~~	(NAME)	
LA VERGNE, TN 37086 (ADDRESS) ~~Nashville, TN 37013~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Masoud John Baluch and DaRyoosh Hajizadeh**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bethel Healing Divine Church**, 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:

A tract of land in the 32nd Councilmatic District of Davidson County, Tennessee bounded on the North by Hickory View Subdivision, Section Four (Plat Book 6900, Page 373), on the East by Wilkerson (D.B. 4168, Page 50) on the South by the northerly right of way for Benzing Road (50 Feet R/W), and on the West by Sudberry (D.B.11409, Page 489). Property is more particularly described as follows:

Beginning at a set iron pin with cap at the base of a 24 inch cedar, a point in the northerly right of way for Benzing Road and the southeast corner of Sudberry;

Thence with the East line of Sudberry, North 04 degrees 33 minutes 17 seconds East, 324.13 feet to an iron pin set in the south line of Hickory View Lot 106 (P.B. 6900, Page 373), also being the northeast corner of Buford E. and Martha P. Sudberry (D.B. 11409, Page 489);

Thence with the south lines of Lots 106, 105, 104 and 125 of Hickory View Section Four, South 84 degrees 40 minutes 02 seconds East, 332.08 feet to an existing concrete monument at the southeast corner of Lot 125, Hickory View Section Four, a point in the westerly line of Wilkerson;

Thence with the westerly line of Wilkerson, South 05 degrees 15 minutes 39 seconds West, 378.49 feet to a set iron pin with cap in the northerly right of way of Benzing Road (50 feet R/W), the southwest corner of C.R. Wilkerson (D.B. 4168, Page 50);

Thence with the said right of way, North 75 degrees 15 minutes 21 seconds West, 332.63 feet to the point of beginning and containing 2.661 acres, more or less, according to a survey by SEC, INC. dated January 29, 2004.

Being the same property conveyed to Masoud John Baluch and DaRyoosh Hajizadeh by Quitclaim Deed from The University of Tennessee and The Estate of Hanna N. Strasser of record in Instrument No.

20040412-0040778, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 560 Benzing Rd. Antioch TN 37013
(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/our hands this 27th day of December, 2018.

Masoud John Baluch

DaRyoosh Hajizadeh

State of Tennessee
County of Davidson

Personally appeared before me Masoud John Baluch and DaRyoosh Hajizadeh, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2018.

Notary Public Mindy Kelchner
My Commission Expires:

File No.: 12600

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022