WARRANTY DEED

Karen Johnson Davidson County
Batch# 191967 **DEEDWARR**
02/05/2019 10:49:55 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190205-0010934

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9787

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
DAVID EHSANI, ISRAA ALTAMIMI AND AZIZ ALTAMIMI	Same	
923 Allen Road		**096-13-0-132.04**
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

DAVID EHSANI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID EHSANI AND ISRAA ALTAMIMI AND AZIZ ALTAMIMI

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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Surveyors, dated June 8, 1961, as follows:

Beginning at an iron pin in the Southerly margin of Allen Road, said point being 270 feet East of the Northwest corner of the tract of land conveyed to David Faircloth by deed of record in Book 3251, Page 511, R.O.D.C., TN; and thence Easterly 90 feet with the Southerly margin of Allen Road to an iron pin; thence Southerly 231.1 feet to an iron pin; thence Westerly 90 feet to an iron pin; thence Northerly 231.5 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Nancy K. Hobdy, unmarried to David Ehsani, an unmarried man, as recorded on the 3rd day of August, 2018 in Instrument No. 20180803-0076162; Quitclaim Deed from Virginia B. McKenzie and husband, Curtis L. McKenzie to Nancy K. Hobdy and husband, James William Hobdy (as tenants by the entirety), as recorded on the 25th day of August, 2011 in Instrument No. 20110825-0065646 and Warranty Deed from Eugene Thomas Bryan and wife, Toni S. Bryan to Virginia B. McKenzie and husband, Curtis L. McKenzie for and during their natural lives (as to a life estate held as tenants by the entirety) with remainder to Nancy K. Hobdy and husband, James William Hobdy (as tenants by the entirety), as recorded on the 28th day of December, 1999 in Instrument No. 199912280307850, in the Registers Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Easement for Sewer/Storm Drainage, recorded in Book 5569, Page 166.
4. Deed of trust executed by David Ehsani, an unmarried man in favor of Charles E. Tonkin, II, as trustee, to secure Mortgage Investors Group, recorded August 03, 2018 in Instrument No. 20180803-0076164, in the original principal sum of $242,500.00.

This is improved property known as 923 Allen Road, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 31st day of January, 2019.

David V. Ehsani

David Ehsani

STATE OF VICTORIA

COUNTY OF MELTON

Personally appeared before me, a Notary Public of said County and State, DAVID EHSANI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MELTON (city) VICTORIA (state), this 31st day of January, 2019.

DRD L

Notary Public
DONALD LARTER JP
221/111-139 COBURNS ROAD
BROOKFIELD 3338
JUSTICE OF THE PEACE FOR VICTORIA
REG. NO 11755

My Commission Expires: NOT EXPIRED