(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 195758 DEEDWARR
02/15/2019 11:53:31 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190215-0014244

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me this 8th day of February, 2019.

Notary Public

My Commission Expires: 6/13/2022

18-0572

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Allison		
5301 Illinois Avenue	NEW OWNER	091-16-0-115.00
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kashani Construction, LLC, a Tennessee limited liability company,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Michael Allison, a unmarried person,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 506, Block 24 on the Plan of Charlotte Park Company's Plan No. 1, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 506 fronts 50 feet on the southerly side of Nevada Avenue and runs back southerly between parallel lines 150 feet to an alley.

Being the same property conveyed to Kashani Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated November 20, 2018 from Charles Joshua Lee Jones, Administrator of the Estate of Charles Edward Jones, recorded December 27, 2018 at Instrument No. 20181227-0125545, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **4605 Nevada Avenue, 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 GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 8th day of February, 2019.

Kashani Construction, LLC, a Tennessee limited liability company

By: _____
Robert Taeid Kashani
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, Robert Taeid Kashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of Kashani Construction, LLC, a Tennessee limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Sole Member.

Sworn to and subscribed before me this 8th day of February, 2019.

_____
Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022

