THIS DOCUMENT PREPARED BY **Stephanie J. Edwards** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2019. Notary Public My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Roman Shchepin 189 B Keener Avenue Nashville, TN 37205	Sepideh Shokouhi 189 B Kenner Avenue Nashville, TN 37205	Map 104-1 Parcel 60

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sepideh Shokouhi, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roman Shchepin, his, successors and assigns, a thirty-six percent (36%) interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which will be assumed by the buyers.
2. Any matters of record.

Karen Johnson Davidson County
Batch# 207189 DEEDWARR
03/19/2019 08:08:57 AM 3 pgs
Fees: $18.00 Taxes: $370.00

20190319-0024647

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs, successors and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of March, 2019.

Sepideh Shokouhi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sepideh Shokouhi, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at my office, this 12th day of March, 2019.

My Commission Expires: _____

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 23 of Block 26 on the Plan of the Subdivision of Plummer Place and part of Block Nos. 3, 8, 13, 18, and 23 in Charlotte Park 2nd Addition to Nashville, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sepideh Shokouhi, by Deed from Jeffrey Brock and wife, Joan Del Brock, of record instrument number 200710020117299, Register's Office for Davidson County, Tennessee, dated May 5, 1993.

This conveyance is subject to all restrictions, easements and planning documents of record and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 304 Chamberlin Street, Nashville, TN 37209.