This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-3864

Karen Johnson Davidson County
Batch# 212316 DEEDWARR
04/01/2019 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $545.75
20190401-0029135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,500.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 28th day of March, 2019

Notary Public
My Commission Expires: 3.21.20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zabihollah Shahosseini 9405 Kaplan Avenue Brentwood, TN 37027	New Owner	Part of 072-11-0-274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **D-Cor Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zabihollah Shahosseini** hereinafter called the Grantee, his 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. 72 on the Map of W.J. Myers' Subdivision of parts of Lots in Maxey Addition to Brownsville, of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the east side of Burns Avenue and runs back 150 feet between parallel lines to an alley.

Being a part of the same property conveyed to D-Cor Development, LLC, a Tennessee limited liability company, by Warranty Deed from Ashley Rena Bostick, unmarried and Angelica Michelle Bostick, dated March 28, 2019, of record in Instrument No. 201904010029134, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2141 Burns Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2019.

GRANTOR:

D-COR DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____
Griffin Dunham, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Griffin Dunham, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of D-Cor Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of D-Cor Development, LLC, by the said Griffin Dunham as Member.

WITNESS my hand and seal at office this 28th day of March, 2019.

_____
Notary Public
My Commission expires: 32120

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

201904010029135

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

