Karen Johnson Davidson County
Batch# 218592 DEEDWARR
04/16/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20190416-0034874

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 435,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16th day of April, 2019

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
Julia Ellen Brown
5613 Montelle Lane
Nashville, TN 37211-8413
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 161140D00100C0

WARRANTY DEED

19NT00246

Effective the 16th day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BEN ESHAGHPOUR AND HEATHER L. ESHAGHPOUR, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JULIA ELLEN BROWN, AN UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 1 on the plan of Ashley Park, of record in Book 9700, Page 823, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ben Eshaghpour and Heather L. Eshaghpour, husband and wife, by Quit Claim Deed from Ben Eshaghpour, dated 12/31/2008 and recorded 01/06/2009 as Document No. 20090106-0001021, Register's Office for Davidson County, TN.

This is an improved property commonly known as 5613 Montelle Ln, Nashville, TN 37211.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 16th day of April, 2019

Ben Eshaghpour

Heather L. Eshaghpour

State of Tennessee
County of ~~Davidson~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ben Eshaghpour and Heather L. Eshaghpour, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 16th day of April, 2019.

Notary Public

My commission expires: 2/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

201904160034874

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal:

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021