THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25885

Karen Johnson
Batch# 227660
05/09/2019 08:34:58 AM
Fees: $13.00 Taxes: $932.40

Davidson County
DEEDWARR
2 pgs

20190509-0043359

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,000.00.

KGC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2019

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Asad Korgan | | MAP |
| PO Box 78174 | New Owner | PARCEL 142-11-0C-009.00-CO |
| Corona, CA 92877 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Joyce B. Hobbs and Karen Green Cohen**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samira Katrine Grayson, married and Asad Korgan and Elizabeth Korgan, husband and wife, as joint tenants with right of survivorship**

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 Davidson County, Tennessee, being Lot No. 9 on the Plan of Aspen Heights, a Planned Unit Development of record in Plat Book 9700, Page 312, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joyce B. Hobbs, an unmarried person by Warranty deed from G. Steven Hulen, d/b/a Steve Hulen Construction of record in Book 10311, page 932, Register's Office for Davidson County, Tennessee, dated December 31, 1996 and recorded on January 06, 1997. (Value or consideration shown in aforementioned deed $147,000.00.)

Being the same property conveyed to Christy W. Ivey Trustee by Quitclaim Deed from Joyce B. Hobbs, unmarried of record in Instrument No. 20121102-0101269, Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 02, 2012 and within the same deed the said Christy W. Ivey, Trustee conveyed his interest in the subject property to Joyce B. Hobbs and karen Green Cohen, as joint tenants with right of survivorship (Value of consideration shown in aforementioned deed $0.00)

Being also known as 165 Hicks Road Nashville, Tennessee 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **165 Hicks Road, Nashville, TN 37221.**

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. 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 hand(s) this the 6th day of May, 2019.

Karen Green Cohen

Joyce B. Hobbs by Karen Cohen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Green Cohen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of May, 2019.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Cohen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Joyce B. Hobbs**, as her Attorney in Fact, as the free act and deed of the within named **Joyce B. Hobbs**.

Witness my hand and official seal this the 6th day of May, 2019.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON