Karen Johnson Davidson County
Batch# 227787 DEEDWARR
05/09/2019 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20190509-0043565

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0346

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Haidar Alinejad and Roohangiz Torkan	NEW OWNER	Map: 16104006400
(NAME) 9518 Midlothian Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($730,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES LEROY HODGE AND ANITA CARROL HIMBER AND RACHEL MADDOX, HEIRS OF THE ESTATE OF EVELYN HODGE AND JAMES L. HODGE, SUCCESSOR TRUSTEE OF THE EVELYN M. HODGE REVOCABLE LIVING TRUST U/A/D APRIL 25, 1995,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAIDAR ALINEJAD AND WIFE, ROOHANGIZ TORKAN,

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 the Fifth Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. and Company, February 1, 1961, as follows:

Beginning on the Easterly margin of Nolensville Road at the Northwest corner of the property conveyed to Irwin Perry and wife, by deed from Lottie H. Logan Mathison of record in Book 2343, Page 583, Register's Office for said County; thence with said Perry's Northern boundary line South 84 degrees 30 minutes East 273.4 feet to a point in the Southwest corner of the property conveyed to Hermitage Homes, Inc. by deed from Mike Nichols and wife, of record in Book 2748, Page 217, and by deed of correction of record in Book 3180, Page 383, said Register's Office; also being a point in the Western boundary line of Goodrick Heights subdivision of record in Book 2663, Page 60, said Register's Office, thence with Western boundary lines of Lot Nos. 49 and 50 on said plan North 7 degrees 41 minutes West 197.8 feet to a point in the Tusculum Presbyterian Church Property; thence with the Southern boundary line of same South 76 degrees 00 minutes East 272.4 feet to the Easterly margin of Nolensville Road; thence with the same South 9 degrees 34 minutes East 105.8 feet to the beginning, containing 0.9 acres, more or less.

Being the same property conveyed to Evelyn M. Hodge, Trustee of the Evelyn M. Hodge Revocable Living Trust U/A/D April 25, 1995, by Quitclaim Deed from Evelyn M. Hodge, Individually, of record in Book 9697, Page 608, Register's Office for said County. See also prior deed of record in Book 5026, Page 326, said Register's Office. The said Evelyn Hodge died 3/9/2016 with a Will, but the Estate was not probated. The Grantors, James LeRoy Hodge, Anita Carrol Himber, and Rachel Maddox, execute this instrument as the Heirs of the Estate of Evelyn Hodge and James L. Hodge and as successor Trustee of the Evelyn M. Hodge Revocable Living Trust U/A/D April 25, 1995.

This conveyance is subject to: (1) 2019 Taxes which have been prorated and assumed by the Grantees; (2) Sanitary Sewer and Storm Drainage Easement of record in Book 6288, Page 552, said Register's Office; (3) Advertising Lease to The Lamar Corporation of record in Book 7672, Page 96 said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5112 Nolensville Pike, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 8th day of May, 2019.

The Evelyn M. Hodge Revocable Living Trust U/A/D April 25, 1995

BY: _____
James L. Hodge
Successor Trustee

_____
James LeRoy Hodge

_____
Anita Carrol Himber

_____
Rachel Maddox

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 James LeRoy Hodge, Anita Carrol Himber, and Rachel Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of May, 2019.

My Commission Expires: 1/3/23

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 James L. Hodge, Successor Trustee of The Evelyn M. Hodge Revocable Living Trust U/A/D April 25, 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Successor Trustee of The Evelyn M. Hodge Revocable Living Trust U/A/D April 25, 1995, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this, 8th day of May, 2019.

My Commission Expires: 1/3/23

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.