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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 240739 DEEDWARR
06/10/2019 08:38:22 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190610-0055021

# WARRANTY DEED

**Address New Owner(s):**
Rouha Mahseni et vir
5563 Hill Road
Brentwood, TN 37027

**Send Tax Bills to:**
New Owner

Map/Parcel: 14809011300

FOR AND IN 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, I/we, **Bridgette Massey, Executor for the Estate of Merry Ann Judkins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Rouha Mahseni and Zhan Sefarian, wife and husband,** hereinafter called the Grantee(s), its successors 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. 37 on the Plan of Section Four, Locustwood, of record in Book 2330, page 137, Register's Office for said County.**

**Said Lot No. 37 fronts 82.0 feet on the easterly margin of West Valley Drive and extends back 190.7 feet on the northerly line and 215.6 feet on the southerly line to a dead line in the rear, measuring 85.6 feet thereon.**

**BEING the same property conveyed to Bobby D. Judkins and wife, Merry Ann Judkins by Warranty Deed from James F. Reed and wife, Malia L. Reed, dated October 24, 1986, and filed in Book 7022, page 886, said Register's Office. The said Bobby D. Judkins having predeceased Merry Ann Judkins. Pursuant to the Last Will & Testament of Merry Ann Judkins, Probate No. 19P589, authority is granted to Bridgette Massey as Executor to sale, transfer and convey above described property.**

This is improved property known as: 3902 West Valley Drive, 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; and 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, 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 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 my/our hand(s) as on the date shown on the Notary forms.

Bridgette Massey, Executor

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bridgette Massey, Executor,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of June, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me this 4th day of June, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022