Karen Johnson Davidson County
Batch# 261054 DEEDWARR
07/23/2019 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190723-0072329

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 22 day of July, 2019.

Notary Public

My commission expires: 5.2022

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Hamid Toloogolzari** | New Owner | **13207004600** |
| **4316 Morriswood Drive** | | |
| **Nashville, TN 37204** | | |

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 ACKNOWLEDGE, WE,

**TROY S SCOTT and JOAN K SCOTT**

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

**Hamid Toloogolzari**

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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Southmeade, plan of record in Book 1835, pages 118 and 119, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Troy S. Scott and wife, Joan K. Scott, by Warranty Deed from Jesse Dews and wife, Etta Louise Dews, dated July 22, 1993, of record in Book 9022, page 827, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, described as follows, to-wit:

Being the Westerly part of Lot 64 on the Plan of Southmeade, of record in Book 1835, pages 118 and 119, Register's Office for said County, being triangular in shape and described as follows:

Beginning at a point at the Southwest corner of Lot 64 on the Easterly boundary of Lot 50 on said plan; thence with the line between Lots 64, 50 and 49, Northerly 230.1 feet to a point in the Northwest corner of Lot 64; thence with the Northerly line of said lot Easterly 48 feet to the Westerly boundary of the property taken by the State of Tennessee for Interstate Highway 65; thence with the same Southerly 225 feet to the point of beginning.

Being the same property conveyed to Troy S. Scott, by Quitclaim Deed from Donna G. Modrall Clifford, dated September 23, 1998, of record in Book 11125, page 669, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 2044, page 31, amended in Book 2046, page 541, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4316 Morriswood Drive, Nashville, TN 37204.

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 in 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.

Troy S. Scott Date: 7/22/19
TROY S SCOTT

Joan K Scott Date: 7/22/19
JOAN K SCOTT

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, TROY S SCOTT and JOAN K SCOTT, the within named Grantor(s), 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, at office, this 22 day of July, 2019.

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5-22-22

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER