This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4533

Karen Johnson Davidson County
Batch# 281540 DEEDWARR
09/05/2019 12:58:45 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20190905-0089781

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2019

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8-19-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Summit Properties Elite, LLC 319 Hickerson Drive Suite A Murfreesboro, TN 37129	SAME	081-02-0O-001.00 081-02-0O-002.00 081-02-0O-003.00 081-02-0O-004.00 081-02-0O-900.00 081-02-0O-901.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Rahimi, a married man, and Rahim Rahimi, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Summit Properties Elite, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/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 Units 1, 2, 3, and 4 of 2205 24th Ave. North Cottages, A Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160818-0086616, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Said property was previously known as Lots 13 and 14, Beck Springs Addition, of record in Plat Book 332, page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hamid Toloogolzari, a married man, Rahim Rahimi, a married man and John Rahimi, a married man, as tenants in common, by Warranty Deed from Eddie Smotherman, unmarried, and Brad Smotherman, married, and Nathan Hines, married, dated March 21, 2017, of record in Instrument No. 20170324-0029012, Register's Office for Davidson, Tennessee. Also being the same property conveyed to Kasey Bane, by Warranty Deed from Hamid Toloogolzari, married, dated November 15, 2017, of record in Instrument No. 20171117-0118229, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Rahim Rahimi, by Quitclaim Deed from Kasey Bane, dated October 19, 2018, of record in Instrument No. 20190715-0068734, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is unimproved property located at: **2205 A, 2205 B, 2205 C, 2205 D, 2205 E & 2205 F 24th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2019.

GRANTOR:

John Rahimi

Rahim Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Rahimi and Rahim Rahimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2019.

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY