Karen Johnson Davidson County
Batch# 286824 DEEDWARR
09/17/2019 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190917-0094144

Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D19-0644

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2019

Notary Public

Commission Expires: _____

RENE' PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 12-23-2020

1521

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zobair Mohammad Rahimi ~~1019~~ Saunders Avenue Madison, TN 37115	New Owner	051-07-0-028.00

WARRANTY DEED

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,

Joseph C. Price, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zobair Mohammad Rahimi, married

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 35 on the Plan of Pleasant Acres, Section Four, as of record in Book 2133, Page 121, Register's Office for said County.

Said Lot No. 35 fronts 95 feet on the northeasterly side of Saunders Drive and runs back 363.65 feet on the northwest line and 413.76 feet on the southeast line, to a dead line in the rear on which it measures 155 feet.

Being the same property conveyed to Joseph Turner Price, Jr., and wife, Louise Tyler Price by Warranty Deed from E. Graves Pate and wife, Frieda H. Pate of record in Book 2481, Page 328, Register's Office for Davidson County, Tennessee, dated October 29, 1955 and recorded on November 01, 1955.

Louise Tyler Price died July 04, 2010 leaving Joseph Turner Price, Jr. as surviving tenant by the entirety. Joseph Turner Price, Jr. died intestate on or about July 15, 2018.

This conveyance in trust is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1019 Saunders Avenue, Madison, TN 37115

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

Dated this the ~~16th~~ 13th day of September, 2019.

Joseph C. Price

STATE OF Florida
COUNTY OF St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph C. Price** 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 ~~Dickson, Tennessee~~ St. Augustine, Florida 13th this ~~16th~~ day of September, 2019.

DUNIA LEON
Notary Public, State of Florida
Commission# GG 140132
My comm. expires Jan. 11, 2020

Dunia Leon
Notary Public
My Commission Expires: 01/11/2020

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY