Karen Johnson Davidson County
Batch# 295412 DEEDWARR
10/03/2019 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,551.41
20191003-0101172

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1768TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$423,900.00~~ $419,300.00 cwc

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of September, 2019.

Carmen Coats
Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Christopher Price 814 Coffee Street Nashville, TN 37208	LIBERTY FINANCIAL 1200 FOREST BRIDGE RD LOUISVILLE, KY 40223	081 08 0 046.00

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, WE, **John Rahimi and Abdul Rahim Ashari, tenants in common,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Price, an unmarried man,** 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:

Property known as 814 Coffee Street Nashville, TN 37208, County of Davidson

Land in Davidson County, Tennessee, being the westerly part of Lot 592 on the Plan of North Nashville Real Estate Company's Plan of Lots, of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 592 fronts 74.6 feet on the North side of Coffee Street and runs back between lines 50 feet along the Easterly margin of an alley to a dead line and measures 74.2 feet thereon.

Being the same property conveyed to John Rahimi and Abdul Rahim Ashari, tenants in common by deed from Steve Kovach, IV dated 1/17/2018 filed of record in Book Instrument No. 20180124-0007294, Page , said Register's Office.

Tax Map and Parcel ID is as follows 081 08 0 046.00

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.

This is improved property known as: 814 Coffee Street, Nashville, TN 37208

LTE File No.: 19-1768TN

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 my hand this 26th day of September, 2019.

John Rahimi

Abdul Rahim Ashari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2019, before me personally appeared **John Rahimi and Abdul Rahim Ashari**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of September, 2019.

Notary Public

Commission Expiration: 12/05/2020

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

LTE File No.: 19-1768TN

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022