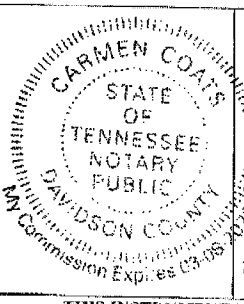
Karen Johnson Davidson County
Batch# 310403 DEEDWARR
11/04/2019 03:39:30 PM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20191104-0113764

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00..

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ali Khalili Neda Borhani	New Owners	082-05-0U-001.00-CO
34 Scudder Road		
Brush Creek, TN 38547		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **EUGENE JOSEPH WHEELER, UNMARRIED AND EUGENE CARROLL WHEELER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALI KHALILI AND NEDA BORHANI, HUSBAND AND WIFE**, 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 Unit 9, Fourth & Garfield, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument Number 20150807-0079079, as amended by First Amendment of record in Instrument Number 20170810-0081961, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to 4th & Garfield, LLC, a Georgia limited liability company by Warranty deed from Nicole Piersiak, unmarried of record in Instrument No. 20170726-0075841 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 26, 2017.

Being the same property conveyed to Eugene Joseph Wheeler, unmarried and Eugene Carroll Wheeler, unmarried, as joint tenants with right of survivorship by Warranty deed from 4th & Garfield, LLC, a Georgia Limited Liability Company of record in Instrument No. 20181010-0100620 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 10, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1614 D 4th Ave. North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2019.

Eugene Joseph Wheeler

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eugene Joseph Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2019.

Romita Sharma
Notary Public

My Commission Expires: 3-28-2021

ROMITA SHARMA
COMM # 2185171
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAR. 28, 2021

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2019.

Eugene Carroll Wheeler

Eugene Carroll Wheeler

STATE OF CA
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eugene Carroll Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2019.

Notary Public

My Commission Expires: 5/10/21

MARLENE MAXWELL
COMM. #2191573
Notary Public - California
Santa Barbara County
My Comm. Expires May 10, 2021

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on this 31 (Date) day of Oct (Month), 20 19 (Year),
by
(1) Elgene Carroll Wheeler
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

MARLENE MAXWELL
COMM. #2191573
Notary Public - California
Santa Barbara County
My Comm. Expires May 10, 2021

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Will and Trust **Document Date:** _____
Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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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

