14242

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Sima Nowroozi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2019

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rashid Nowroozi Hamid Heidari	New Owner	09831601400
(NAME)	(NAME)	
1411 Glenview Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 316326 **DEEDWARR**
11/15/2019 10:26:39 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20191115-0117993

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lee Archibald, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rashid Nowroozi as 50% interest Hamid Heidari wife Sima Norouzi, 50% interest,** 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:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Page 84 and 85, Register's office for Davidson County, Tennessee and futher described as follows:

Said Lot No. 157 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines, 165 feet to an Alley.

Plan of Maury and Claiborne's Addition to South Nashville aka Claiborne Plan Nashville.

Being the same property conveyed to Lee Archibald, single by deed of record in Instrument No. 20170308-0023044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☑

This is improved ☑ property, known as 88 Lewis St., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 4th day of November, 2019.

Lee Archibald

Lee Archibald

State of Tennessee
County of Davidson

Personally appeared before me Lee Archibald, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2019.

Notary Public _____
My Commission Expires: _____

File No.: 14292

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020