WARRANTY DEED

Karen Johnson Davidson County
Batch# 317449 DEEDWARR
11/19/2019 01:37:21 PM 2 pgs
Fees: $13.00 Taxes: $765.90

20191119-0119409

W-SG-19-2931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Soheila Gilani Kheshti	**New Owner**	
(NAME)	(NAME)	
9232 Queensboro Ct		**060-12-0-004.00** **060-12-0-003.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASGHAR KHESHTI, MARRIED AND SEVDA KHESHTI, CONSERVATOR FOR GHOLAM REZA KHESHTI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOHEILA GILANI KHESHTI, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13, Block "A" on the Plan of Highland Park of record in Plat Book 974, Page 33, 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 the same property conveyed to Gholam Reza Kheshti, single and Asghar Kheshti, married by Warranty deed from Raymond L. Davis, Jr. and wife, Helen Lucille Davis of record in Instrument No. 20030513-0064070 Register's Office for Davidson County, Tennessee, dated March 27, 2003 and recorded on May 13, 2003.

Being also known as 2931 Dickerson Pike Nashville, Tennessee 37207.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 14, Block "A" on the Plan of Highland Park of record in Plat Book 974, Page 33, 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 the same property conveyed to Gholam Reza Kheshti, single and Asghar Kheshti, married by Warranty Deed from Raymond L. Davis, Jr. and wife, Helen Lucille Davis of record in Instrument No. 20030912-0134139 Register's Office for Davidson County, Tennessee, dated September 11, 2003 and recorded on September 12, 2003. Sevda Kheshti, Conservator for Gholam Reza Kheshti by Letters of Conservatorship of record in Chancery Court of Williamson County, Docket No. C7193.

The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE of record in Book 5561, Page

101, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2931 Dickerson Pike (Lots 12 and 13) and 0 Dickerson Pike (Lot 14), Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF NOVEMBER, 2019.

Asghar Kheshti

Sevda Kheshti, Conservator for Gholam Reza Kheshti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sevda Kheshti, Conservator for Gholam Reza Kheshti the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212