Register Return to: 19-1-722
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY and RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
19-1-722

Karen Johnson Davidson County
Batch# 354746 DEEDWARR
02/07/2020 09:54:31 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20200207-0014409

WARRANTY DEED

THIS INDENTURE is made and entered into this 4 day of February, 2020 by and between Mohsen Sarfehjoo, a married person, hereinafter referred to as GRANTOR, and La Tierra Prometida, LLC, a Tennessee limited liability company hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson-Miller Engineers and Surveyors dated January 28, 1959, more particularly described as follows:

Beginning at a point in the Easterly margin of Nolensville Road, said point being 121.1 feet from the Northeast corner (extended) of Nolensville Road and Jointer Avenue in a direction North 26 degrees 30' West, this point being designated as the point of beginning; thence North 63 degrees 35' East 219.7 feet to an iron pin, North 0 degrees 51' East 12.2 feet to an iron pin; South 89 degrees 50' West 252 feet to an iron pin in the Easterly margin of Nolensville Road; thence along the Easterly margin of Nolensville Road, South 26 degrees 30' East 122.1 feet to the point of beginning.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Sabrina Y. Shoulders is retaining her 50% interest in the above described property.

Being the same property conveyed to Sabrina Y. Shoulders, by Quitclaim Deed, from Ron Sepehr, dated March 15, 1995, recorded March 15, 1995, of record in Book 9619, page 70, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ron Sepehr and Mohsen Sarfehjoo, married persons, by Warranty Deed, from June Vance Brindley, husband Ellis H. Brindley, dated December 6, 1993, recorded December 13, 1993, of record in Book 9184, page 672, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 2608 Nolensville Road, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mohsen Sarfehjoo

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mohsen Sarfehjoo, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 4 day of February, 2020.

Notary Public

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
La Tierra Prometida, LLC
2604 Nolensville Road, Nashville, TN 37211
SteC

Send Tax Statements to:

___New Owner_____

M&P: 119 05 0 279.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $550,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4 day of February, 2020.

Notary Public

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My Commission Expires: _____