19-1-721

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

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 354749 DEEDWARR
02/07/2020 09:58:09 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20200207-0014413

WARRANTY DEED

THIS INDENTURE is made and entered into this 4 day of February, 2020 by and between Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, 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:

Being part of Lot No. 1, of Block No. 26, on the Plan of the Subdivision of part of Cumberland Nurseries, of record in Book 161, page 166, Register's Office for Davidson County, Tennessee, described as follows :

Beginning on the Easterly margin of the right-of-way of the Nashville Railway and Light Company, now abandoned, at a point 140-1/2 feet South of the Southerly margin of Lutie Street, being the Northwest corner of the property conveyed to Jas R. Hale by Deed from W.G. White and wife, of record in Book 484, page 643, said Register's Office; thence with the Easterly margin of said right-of-way, Northwardly 57 feet; thence Eastwardly 152-1/2 feet, more or less, to the Westerly line of the property conveyed to J.H. Wray and wife, by Deed from W.G. White and wife, of record in Book 458, page 473, said Register's Office; thence with said line, Southwardly 37-1/2 feet to said Wray's Southwest corner; thence with Wray's Southerly line, Eastwardly 35 feet, more or less, to the Westerly margin of a private alley; thence the same, Southwardly 23-1/2 feet, more or less, to said Hale's Northeast corner; thence with said Hale's Northerly line, Westwardly 163-1/2 feet, more or less, to the beginning.

Being the same property conveyed a one-half undivided interest to Mohsen Sarfehjoo and wife, Janis C. Sarfejhoo, by Quitclaim Deed, from Gungor Eryasa and wife, Karsta E. Eryasa, dated January 20, 2005, recorded April 5, 2005, of record in Instrument No. 20050405-0036792, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed an one-half undivided interest to Gungor Eryasa and wife, Karsta E. Eryasa,, by Quitclaim Deed, from Mohsen Sarfehjoo and wife, Janis C. Sarfejhoo, dated April 29, 2004, recorded May 25, 2004, of record in Instrument No. 20040525-0061405, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mohsen Sarfehjoo and wife, Janis C. Sarfejhoo, by Warranty Deed, from Howell M. Townes, Jr. and Janet H. Townes, Trustees, Revocable Living Trust U/A/D 14 April 1993, dated February 5, 2004, recorded February 6, 2004, of record in Instrument No. 20040206-0014882, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 2604 Nolensville Rd, 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

Janis C. Sarfehjoo

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mohsen Sarfehjoo and Janis C. 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 Rd, Nashville, TN 37211
Suite C

Send Tax Statements to:

2604 Nolensville Rd Suite C
Nashville TN 37211

Map & Parcel: 119 05 0 254.00

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 $650,000.00 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

My Commission Expires: _____

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

RETURN TO:

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