This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-20-6098

Karen Johnson Davidson County
Batch# 356899 DEEDWARR
02/12/2020 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20200212-0015871

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $419,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2020

Notary Public
My Commission Expires: 5/20/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric and Amber Green 1015 Saunders Ave. Nashville, TN 37115	~~New Owner~~ MIG 8320 E Walker Springs Lane, Ste 200 Knoxville TN 37293	051-03-0-189.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Zobair Rahimi, Married**** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eric D. Green and Amber M. Green, 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 Lot No. 36 on the Plan of Plat of Section Four, Pleasant Acres of record in Plat Book 2133, Page 121, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 36 fronts 120.11 feet on the Northeasterly side of Saunders Drive and runs back between lines 331.1 feet on the Northwesterly side and 363.5 feet on the Southeasterly side, to a deed line in the rear which measures 135 feet.

Being the same property conveyed to Zobair Rahimi, married by Warranty deed from Drena J. Melvin, married of record in Instrument No. 20190416-0034499 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 16, 2019.

**This property is not a marital residence of the Grantors 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.

This is improved property located at: **1015 Saunders Avenue, Nashville, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, and drainage easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2020.

GRANTOR:

Zobair Rahimi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zobair Rahimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of February, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, RYAN RAFOTH, 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 Tennessee

County of Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

