THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325582** Karen Johnson Davidson County Batch# 378852 DEEDWARR 03/27/2020 04:05:30 PM 3 pgs Fees: $18.00 Taxes: $777.00 20200327-0033590	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2020. Notary Public My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Erik Nikravan 1023 Alice Street Nashville TN 37218	Send Tax Bills To: New Owner PO Box 68552 Nashville, TN 37206	Tax Information: Tax Parcel ID No. 070 07 0 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Z. Hiatt, an unmarried individual** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik Nikravan,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 200 feet of the Westerly 50 feet of Lot Number 20 on the Map of J.B. Spurlock's land, not of record. Beginning in the center of Alice Avenue at a point 650 feet West of the Westerly margin of Buena Vista Pike; thence Northwardly parallel of the Westerly line of Lot Number 21, 200 feet; thence Westerly 50 feet to the Westerly line of Lot Number 20 thence Southwardly along the Westerly line of Lot Number 20, 200 feet to the center of Alice Avenue, thence with the center of Alice Avenue Eastwardly 50 feet to the beginning.

Being the same property conveyed to John Z. Hiatt, an unmarried individual, by Warranty Deed from Kevin T. Wilkinson and Kathryn V. Wilkinson, husband and wife, of record in Instrument No. 20150604-0052484, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 04, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Subject to water rights to a well and pump located to the east of subject property, of record in Book 3961, Page 652, said Register's Office.

This is improved property located at 1023 Alice Street Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of March, 2020.

John Z Hiatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Z Hiatt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

