WARRANTY DEED

Karen Johnson Davidson County
Batch# 386206 DEEDWARR
04/15/2020 11:35:30 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20200415-0039372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Ortez	owner at owners address	
(NAME)	(NAME)	14716013300
1431 Cherry Lane		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mina Kadivar, The Administrator ad Litem of the Estate of Nader Kadivar Chancery Court of Williamson County, TN Docket No. P10415**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaime Ortez,** HEREINAFTER CALLED THE GRANTEE, HIS 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, State of Tennessee and being Lot No. 47 on the Plan of Tusculum Fields, as of record in Book 2330, Page 16, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nader Kadivar by Trustee's Deed from Michael Gigandet, Trustee for the Bankruptcy Estate of Kenneth Lee Oakes, Case No. 08-03744-KL3-7, in the United States Bankruptcy Court for the Middle District of Tennessee of record in Instrument No. 20100505-0033997, Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on May 05, 2010.

The said Nader Kadivar died testate on April 2 2019 and his will has been probated at Docket No. P10415 in The Chancery Court for Williamson County, TN. Agreed Order to Sell Real Estate entered April 9, 2020, grants Mina Kadivar as Administrator *ad Litem* the ability to sell said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Williamson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 5010 Raywood Ln Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 13th day of April, 2020.

Mina Kadivar as Administrator *ad Litem* for The Estate of Nader Kadivar

Mina Kadivar, Administrator *ad Litem*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mina Kadivar as Administrator *ad Litem* for The Estate of Nader Kadivar,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of April, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Veni Kka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021