14719

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan P. Ryan Kimberly Ryan	New Owner	10100019000
(NAME)	(NAME)	
200 Aspenwood Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 389271 **DEEDWARR**
04/21/2020 11:39:49 AM 3 pgs
Fees: $18.00 Taxes: $691.53

20200421-0041633

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Maliheh M. Gharachoolou,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan P. Ryan and Kimberly Ryan, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at the point of the beginning; thence along the middle of a private road which is currently called Hunter Trail N 78°17'41" W, 111.36 feet to a point; thence along a curve with a delta ("D") equal to 17°50;07", a radius ("R") equal to 250.00 and length ("L") equal to 78.04 feet to a point; thence S 83°49'13" W 193.18 feet to a point; thence along a curve with a curve measuring D equal to 50°49'12", R equal to 250.00 and L equal to 221.74 feet to a point; thence, 45°21'35" W 100.47 feet to a point; thence along a curve with D equal to 15°20'07", R equal to 1018.00 and L equal to 272.47 feet to a point; thence N 29°18'18" E 25 feet to a point; thence N 29°18'18" E. 393.24 feet to a point; thence, along a 50 Ingress Egress Easement N 52°48'13" W 910.86 feet to a point, thence S 25°12'19" W 113.21 feet to the point of beginning

Said Lot is also shown on attached Exhibit "A"

Being the same property conveyed to Maliheh M. Gharachoolou, by deed of record in Instrument No. 20011231-014512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☑

This is improved ☐ property, known as 0 Gower Rd., Nashville, TN 37209
(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/our hands this 17th day of April, 2020.

*

Maliheh M. Gharachoolou

State of Tennessee
County of Davidson

Personally appeared before me Maliheh M. Gharachoolou, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of April, 2020.

Notary Public

My Commission Expires:

File No.: 14719

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

EXHIBIT A

RE-RECORD

BOOK 9389 PAGE 918

ALLEN CRAWFORD
REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

0771 06/28 0101 03CHECK 16-00

