NEW OWNER:
Jordan Berghofer
913 Hospital Drive
Nashville, TN 37115

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-121

MAP & PARCEL
052-03-0-186.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 392375 DEEDWARR
04/28/2020 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20200428-0044063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Parshang Bayazidi and husband, Jalal Hosseini,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jordan Berghofer** ("Grantees"), his/her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Hospital Divide of record in Plat at Instrument No. 20070522-0061002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Parshang Bayazidi and husband, Jalal Hossieni by Warranty deed from Refreshco, LLC, a Tennessee limited liability company of record in Instrument No. 20161027-0113645 Register's Office for Davidson County, Tennessee, dated October 20, 2016 and recorded on October 27, 2016.

Being also known as 913 Hospital Drive Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24 day of **April, 2020**.

Parshang Bayazidi

Jalal Hosseini

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Parshang Bayazidi and Jalal Hosseini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **April, 2020**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **340,000.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of **April, 2020.**

NOTARY PUBLIC

My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022