THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Raphael Mahpour and Rebecca Kenney
720 A Crescent Road
Nashville, TN 37205
SEND TAX BILLS TO:

new owner

Karen Johnson Davidson County
Batch# 392701 **DEEDWARR**
04/28/2020 11:36:56 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200428-0044200

WARRANTY DEED

(Map 116-04-0; Parcel 207.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ALEXIA SCOTT JAKES AND CHERRY FEHR STEPHENSON** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **RAPHAEL MAHPOUR AND REBECCA KENNEY, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Lot No. 2A on the plan of Zone Lot - Lot 2, Revised Crescent Road Subdivision, according to plat and survey of same appearing of record in Book 6050, Page 270, as amended in Book 6200, Page 772, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

SAID Lot No. 2A fronts 38.46 feet on the broken Easterly margin of Crescent Road and extends back 150.58 feet on the Northerly line and 160.92 feet on the Southerly line to a dead line in the rear, measuring 38.68 feet thereon.

BEING the same property conveyed to Cherry T. Griffin, a single person, by Warranty Deed dated September 12, 1994, from Shiow Ying Yang, a single person, recorded September 14, 1994 in Book 9464, Page 360, in the Register's Office of Davidson County, Tennessee. The said Cherry T. Griffin died testate, leaving title in the subject property vested in Robert P. Alexander, executor of the estate of Cherry T. Griffin. By Executor's Quitclaim Deed dated December 19, 2002, the said Robert P. Alexander, executor of the estate of Cherry T. Griffin, conveyed title in the subject property to Robert P. Alexander, as Trustee of the Griffin Family Trust, recorded December 26, 2002 in Instrument No. 20021226-0158577, in said Register's Office. By Trustee's Quitclaim Deed dated September 9, 2019, the said Robert P. Alexander, as Trustee of the Griffin Family Trust, conveyed all his right, title, and interest in the subject property to Cherry Fehr Stephenson and Alexia Scott Jakes, as equal tenants in common, recorded September 13, 2019, in said Register's Office. Subject property is not the residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KL-VR58-207204

This is improved property known as 720 A Crescent Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 17th day of March, 2020.

ALEXIA SCOTT JAKES

CHERRY FEHR STEPHENSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexia Scott Jakes and Cherry Fehr Stephenson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2020.

Notary Public

My Commission Expires: **May 22, 2022**

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of March, 2020.

Notary Public

My commission Expires: **May 22, 2022**

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2020-190