This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7179

Karen Johnson Davidson County
Batch# 401182 DEEDWARR
05/15/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200515-0050932

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Demetria Kalodimos
Affiant

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of May, 2020.

Brenda Lewis
Notary Public
My Commission Expires: 11-8-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The DKVT Living Trust 4316 Morriswood Drive Nashville, TN 37204	New Owner	132-07-0-046.00 & 132 07 0 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Hamid Toloogolzari, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Verlon K. Thompson and/or Demetria D. Kalodimos, Trustees of The DKVT Living Trust dated December 9, 2015**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Southmeade of record in Plat Book 1835, Page (s) 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the Westerly part of Lot 64 on the Plan of Southmeade, of record in Book 1835, Pages 118 and 119, Register's Office for said County, being triangular in shape and described as follows:

Beginning at a point at the Southwest corner of Lot 64 on the Easterly boundary of Lot 50 on said plan; thence with the line between Lots 64, 50 and 49, Northerly 230.1 feet to a point in the Northwest corner of Lot 64; thence with the Northerly line of said lot Easterly 48 feet to the Westerly boundary of the property taken by the State of Tennessee for Interstate Highway 65; thence with the same Southerly 225 feet to the point of beginning.

Being the same property conveyed to Hamid Toloogolzari, by Warranty Deed from Troy S. Scott and Joan K. Scott, of record in Instrument No. 20190723-0072329, in the Register's Office of Davidson County, Tennessee, dated July 22, 2019 and recorded on July 23, 2019.

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **4316 Morriswood Drive, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 8th day of May, 2020

GRANTOR:

Hamid Toloogolzari

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hamid Toloogolzari, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

Certificate of Authenticity

I, John Cobb Rochford, 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, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY