Karen Johnson Davidson County
Batch# 421231 DEEDWARR
06/19/2020 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200619-0065567

WARRANTY DEED

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

2020-1215-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of June, 2020

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Micah McQuein Maze 2511 Mashburn Road Nashville, TN 37210	OWNER	Map/Parcel 119-07-0-068.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Santoori Investments, LLC, a Tennessee limited liability company**, erroneously spelled as Santoori Investmetns, LLC in the prior deed, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Micah McQuein Maze**, an unmarried man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section Two, Laurel Acres of record in Plat Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a Point in the Northerly Margin of Mashburn Road, the common front corner of Lots Nos. 84 and 85 on said plan; thence ina Northerly direction with the Line between said Lots 198.5 feet to a Point, The Common rear corner of said Two Lots; thence in a Northeasterly Direction 195.,7 Feet to a Point in the Easterly Margin of Glenrose Avenue; thence with the margin of said Avenue, Southwesterly 144 feet to a point.

Being the same property conveyed to Santoori Investmetns, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated June 12, 2019, of record in Instrument No. 201190620-0059469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020 a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2511 Mashburn Road, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 16th day of June, 2020:

Santoori Investments, LLC, a Tennessee limited liability company

By: _____
Saman Poori, Member

By: _____
Jorge Santana, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Saman Poori, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Santoori Investments, LLC, the within named bargainor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand, at office, this 16th day of June, 2020.

_____
Notary Signature
My commission expires: 12-5-2020

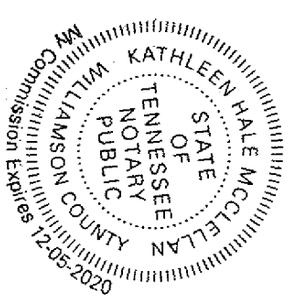


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jorge Santana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Santoori Investments, LLC, the within named bargainor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand, at office, this 16th day of June, 2020.

_____
Notary Signature
My commission expires: 12-5-2020



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.

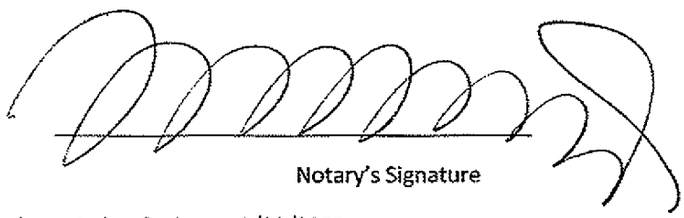


Signature

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

