Karen Johnson Davidson County
Batch# 427347 DEEDWARR
06/26/2020 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20200626-0069704

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2020.

Notary Public
My commission expires: 1/3/23

LESLIE CARSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

03-2004-38941

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Erik Nikravan	Erik Nikravan	069-04-0-073.00
3922 Meadow Rd.	P.O. Box 68552	
Nashville TN 37218	Nashville, TN 37206	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah Cook and Matthew Williams and Sherry Norris and Ashley Cantrell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erik Nikravan, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a 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. 13, of Block AA, on the Plan of Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M. L. Williams and wife, Jearlene Williams by deed from Lounette Fann, single, Shirley F. Scott and Fannie F. Brown, heirs at law of Bonnie Lou Fann, dated February 10, 1984, recorded February 10, 1984, of record in Book 6229, Page 934, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Doris A. Brumit, Trustee by Quitclaim Deed from Cathy Williams, Jearlene M. Williams, Mishie Taylor, Deborah Cook, Sherry Norris and Millard L. Williams, Jr., and further conveyed to Jearlene M. Williams, for her lifetime, and in remainder as follows: Mishie Taylor, Sherry Norris, Deborah Cook, Millard L. Williams, Jr., and Ashley E. Hodde, a child of Bill Hodde by Quitclaim Deed from Doris A. Brumit, Trustee, dated February 28, 1995, recorded March 1, 1995, of record in Book 9607, Page 949, Register's Office for Davidson County, Tennessee. The said Jearlene M. Williams having since died September 18, 2019. The said Mishie Taylor having since died intestate on June 27, 2002. The said Millard L. Williams, Jr., also known as Millard D. Williams, having since died intestate on February 20, 2019.

*The subject property is not the primary residence of any of the grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3922 Meadow Rd., Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of June, 2020.

Deborah Cook

Sherry Norris

Ashley Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Deborah Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of June, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sherry Norris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of June, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **Ashley Cantrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of June, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/21

WITNESS my hand this 23rd day of June, 2020.

Matthew Williams

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Great Southern 10:25, this 23 day of June, 2020.

Notary Public at Large

My commission expires: 4/28/24

KATELYN MICHELLE CAVE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Apr. 28, 2024
Commission #20497439

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

