This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7611

Karen Johnson Davidson County
Batch# 430349 DEEDWARR
07/06/2020 09:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,528.10
20200706-0072178

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $413,000.00.

Angela Batson
Affiant

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Subscribed and sworn to before me, this the 26th day of June, 2020.

Notary Public
My Commission Expires: 9-18-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua E. Diekman and Jessica R. Diekman 1019 Saunders Avenue Nashville, TN 37115	Everett Financial Inc., dba Supreme Lending 14801 Quorum Drive 300 Dallas, TX 75254	051-07-0-028.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Zobair Rahimi, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua E. Diekman and Jessica Rose Diekman, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, Being Lot No. 35 on the Plan of Pleasant Acres, Section Four, as of record in Book 2133, Page 121, Register's Office for said County.

Said Lot No. 35 fronts 95 feet on the Northeasterly side of Saunders Drive and runs back 363.65 feet on the Northwest line and 413.76 feet on the Southeast line, to a dead line in the rear on which it measures 155 feet.

Being the same property conveyed to Zobair Mohammad Rahimi, married by Warranty deed from Joseph C. Price, married of record in Instrument No. 20190917-0094144 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 17, 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: **1019 Saunders Avenue, Nashville, TN 37115**

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 26th day of June, 2020.

GRANTOR:

Zobair Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zobair Rahimi, 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 26th day of June, 2020.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC SOMERVELL COUNTY