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 $190,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My commission expires: 1/3/23

LESLIE CARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 432980 DEEDWARR
07/08/2020 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20200708-0073760

03-2005-38947

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Erik Nikravan PO Box 68552 Nashville, TN 37206	Erik Nikravan PO Box 68552 Nashville, TN 37206	071-11-0-241.00

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, **Paul James Dekmar**, 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 Nos. 167 and 168, on the Plan of The Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul J. Dekmar and wife, Lisa A. Dekmar by deed from Agnes Virginia Pitt Bates and Joyce Elizabeth Pitt Parrish, dated March 31, 1989, recorded April 4, 1989, of record in Book 7808, Page 267, Register's Office for Davidson County, Tennessee. Said grantees, also known as Paul James Dekmar and Lisa Ann Dekmar, having since divorced by Final Decree filed in Docket No. 06D2179, Eighth Circuit Court for Davidson County, Tennessee. Subject property was awarded to husband, Paul James Dekmar..

Further being the same property conveyed to Paul James Dekmar by Quitclaim Deed from Lisa Ann Dekmar, dated July 12, 2006, recorded July 12, 2006, of record in Instrument No. 20060712-0084037, Register's Office for Davidson County, Tennessee.

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 1408 Stainback Ave., Nashville, TN 37207.

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 30th day of June, 2020.

Paul J. Dekman By Kristan Dekman

Paul James Dekmar by: Kristan Dekmar, his attorney-in-fact

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 Kristan Dekmar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Paul James Dekmar and that she is authorized by Paul James Dekmar to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 30th day of June, 2020.

Notary Public

My Commission expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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)

