Karen Johnson Davidson County
Batch# 439273 DEEDWARR
07/16/2020 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20200716-0078461

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2020.

Notary Public

My Commission Expires: 1/3/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROWLAND RUTH DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-7862

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Zobair Rahimi	Zobair Rahimi	051-03-0-008.00 and
335 E Marthona Road	1521 Saunders Ave.	
Madison, TN 37115	Nashville, TN 37115	

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, WE,

Tim Fisher, unmarried and Cheryl Arlington, unmarried, as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zobair Rahimi

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 the westerly 327 feet of Lots Nos. 90, 91, 92, 93 and 94, Block "A", on the plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December 1937, as follows:

Said lots front together 125 feet on the easterly side of East Marthonna Road, and runs back between parallel lines 327 feet to a dead line on which it measures 125 feet.

BEING the same property conveyed to Tim Fisher, unmarried, Cheryl Arlington, unmarried, as joint tenants by Quitclaim Deed from Tim Fisher, dated 5/3/2017 and recorded 5/9/2017 in Instrument No. 20170509-0046149; and being the same property previously conveyed to Tim Fisher by Warranty Deed from Chery D. Arlington, unmarried, dated 6/17/2003 and recorded 7/14/2003 in Instrument No. 20030714-0098154; and being the same property previously conveyed to Cheryl D. Arlington, unmarried, by Warranty Deed from Roger Stephen Rohtert, unmarried, dated 6/13/1996 and recorded 6/19/1996 in Book 10091, Page 817, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 335 E Marthona Road, Madison, TN 37115.

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 Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 15th day of July, 2020.

Tim Fisher

Cheryl Arlington

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Fisher and Cheryl Arlington with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 15th of July, 2020.

Notary Public

My Commission Expires: 6/18/23

(SEAL)

RYAN GOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

