WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-8123

Karen Johnson Davidson County
Batch# 450909 DEEDWARR
08/05/2020 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20200805-0086834

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Rahimi	New Owner	156-2-94
(NAME) 798 Myhr Drive	(NAME) 624 Grange Hill CT	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JULIE A. KLYMAN,

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

JOHN RAHIMI,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 322 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, Register's Office for said County. Beginning on the southerly margin of Myhr Drive at the corner of Lots Nos. 322 and 323; thence with the Drive, easterly 95 feet to a monument; thence with the curve in a southeasterly direction 39.27 feet to a monument in the westerly margin of Goodpasture Terrace, thence with Goodpasture Terrace, southerly 115.1 feet to the corner of Lots Nos. 321 and 322; thence westerly with the line of said lots, 157 feet to a monument at the corner of Lots 323 and 322; thence with the line between said Lots, northerly 154.7 feet to the beginning.

Being the same property conveyed to Stanley S. Klyman and wife, Gabriele Klyman by Deed dated July 25, 1972 from Richard I. Tapper and wife, Jane Tapper, recorded July 25, 1972, in Book 4622, Page 15, in the Official Records of Davidson County, Tennessee. The said Stanley S. Klyman having predeceased Gabriele Klyman vesting the property in her as sole surviving spouse. The said Gabriele Klyman having since died testate on 4/10/2019. Julie A. Klyman being the sole and heir and beneficiary of the Estate of Gabriele Klyman.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #16925

This *Improved* property is commonly known as: 798 Myhr Dr., Nashville, TN 37221

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. 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 3rd day of August, 2020

Julie A. Klyman Heir by Janet Montgomery Attorney-In-Fact
Julie A. Klyman, Heir, by Janet Montgomery, Attorney-In-Fact

Janet Montgomery Admin CTA
Janet Montgomery, Administrator CTA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of August, 2020, before me personally appeared Janet Montgomery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2020.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

LT&E File #16925

STATE OF TENNESSEE

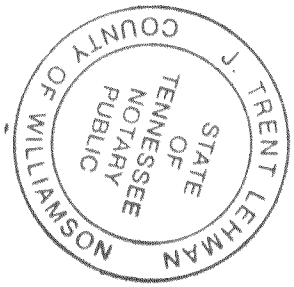
COUNTY OF WILLIAMSON

On this 3rd day of August, 2020, before me personally appeared Janet Montgomery, to me known to be the person (or persons) described in and who executed the foregoing instrument, on behalf of Julie A. Klyman and acknowledged that such person (or persons) executed the same by Power of Attorney as the free act and deed of Julie A. Klyman.

Witness my hand, at office, this 3rd day of August, 2020.

Notary Signature

My commission expires: 11/14/21



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

