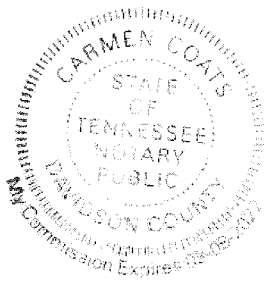
Karen Johnson Davidson County
Batch# 453861 DEEDWARR
08/10/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200810-0088905

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Vick	NEW OWNER	10507014600 10507014500
(NAME)	(NAME)	
2223 11TH AVE SOUTH		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Abrahim Darbashi and Jamal Darbashi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Vick,** 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:

Parcel 1: 1302-B Pillow Street Map/ Parcel 10507014600
Land in Davidson County, Tennessee, being the south 40 feet of Lot No. 7 of Blocks "A" and "D" of the Merritt Property, as of record in Book 421, Page 153, Register's office for Davidson County, Tennessee.

Said part of said Lot No. 7 fronts 40 feet on the east side of Pillow Street, and runs back between lines 185 feet to the west lien of an alley on which it measures 35 feet, 3 inches.

Parcel 2: 1302 Pillow Street Map/ Parcel 10407014500
Land in Davidson County, Tennessee, being Lot No. 8 of Block "D" on the Subdivision of the Merritt Property, as of record in Book 421, Page 153, Register's office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the east side of Pillow Street and runs back between parallel lines 185 feet on the north line and 184 feet, 6 inches on the south line to an alley, and measures 50 feet thereon.

Being the same property conveyed to Abrahim Darbashi and Jamal Darbashi, by deed of record in Instrument No. 20120309-0020800 Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homeste ad, dower or other marital interest .

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 1302A - 1302B Pillow St., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 3rd day of August, 2020.

Abrahim Darbashi

Jamal Darbashi

State of Tennessee
County of Davidson

Personally appeared before me Abrahim Darbashi and Jamal Darbashi, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of August, 2020.

Notary Public
My Commission Expires:

File No.: 14769

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022