This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-8081

Karen Johnson Davidson County
Batch# 454116 **DEEDWARR**
08/11/2020 12:20:46 PM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20200811-0089236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $328,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2020.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Hoang Tran<br>6944 Somerset Farms Circle<br>Nashville, TN 37221 | Pinnacle Bank<br>150 3rd Avenue South<br>Suite 1000<br>Nashville, TN 37201 | 141-07-0B-054.00-CO |

## 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, **Azar Khalaj, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hoang Tran, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Somerset Farms, Section Three, First Revision of record in Plat Book 7900, Page 741, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ghasem M. Alviri and wife, Azar Khalaj by Warranty deed from Mimmio C. Padovini and wife, Marlene B. Padovini, and Andrea M. Padovini Arnold and husband, Jeffrey Arnold of record in Instrument No. 20001002-0097484 Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on October 02, 2000. 37221.

Ghasem M. Alviri having since died on April 29, 2018 leaving Azar Khalaj as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **6944 Somerset Farms Circle, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 7th day of August, 2020.

GRANTOR:

Azar Khalaj

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Azar Khalaj, 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 7th day of August, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021