WARRANTY DEED

Karen Johnson Davidson County
Batch# 456675 DEEDWARR
08/13/2020 02:59:33 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20200813-0090980

Address New Owners as:	Tax Bill To:	Map / Parcel
Hassan Eslami Heshmat Ghalamchi 15 Missionary Drive Brentwood, TN 37027	New Owners	10507002300

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **Barrett Joint Revocable Living Trust, by M. Lee Barrett, Jr., as Successor Trustee,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Hassan Eslami and Heshmat Ghalamchi** (The "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot 64, in Humphrey's, Houston and Martin's Addition to South Nashville, a plan of which is of record in Book No. 36, page 117, R.O.D.C., Tennessee.

Said Lot 64 fronts 50 feet on the West side of Cherry Street (now Fourth Avenue, South), and runs back between parallel lines with the south line of Humphrey's Street 74 feet, and on the south line 104 feet to an alley in the rear, and measuring 40 feet on the said alley.

Being the same property conveyed to Malcom L. Barrett, Sr., and Rachel S. Barrett, Trustees u/a/d May 30, 1996 of the Barrett Joint Revocable Living Trust Agreement and any Successors in Trust by deed from M. L. Barrett and wife, Rachel S. Barrett of record in Book 10103, page 449. Malcolm L. Barrett, Sr., predeceased Rachel S. Barrett. Rachel L Barrett having died testate and the Last Will and Testament of Rachel Barrett, deceased, of record in Probate File 07P1828, Probate Clerk's Office for Davidson County Tennessee. Affidavit of Heirship recorded in 20120127-0007830. Disclaimers of Interest recorded in 20080331-0031490, 20080401-0032721 and 20080331-0032251.

This is unimproved property known as 1283 4th Avenue South, Nashville, TN 37210.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel: 10507002300.
2. Easement as of record in Instrument No. 20041202-0143897, said Register's Office.
3. Subject to all matters as of record in Book 36, Page 117, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me this 31st day of August, 2020.

Notary Public

My Commission Expires: 11-20-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of August, 2020.

Barrett Joint Revocable Living Trust

By M. Lee Barrett, Jr., as Successor Trustee

SUCCESSOR TRUSTEE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 3rd day of Aug, in the year 2020, before me the undersigned, personally appeared **M. Lee Barrett, Jr., as Successor Trustee,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the trustee of **Barrett Joint Revocable Living Trust,** and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purpose therein contained as partner.

My Commission Expires: 11-26-22

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY