Karen Johnson Davidson County
Batch# 457511 DEEDWARR
08/14/2020 02:51:30 PM 7 pgs
Fees: $38.00 Taxes: $1,572.50
20200814-0091488

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1879TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2020.

Notary Public
Commission Expiration: 8-27-2022

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Saeid Hamidy and Mozhgan Karshans Najfabadi 1297 S. Dickerson Rd. Goodlettsville, TN 37072	New owner	033-00-0-070.00

WARRANTY DEED

FOR AND IN 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, I, **Mike J. Urquhart, Administrator of the Estate of Alfred C. Diviney, Sr.,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saeid Hamidy and Mozghan Karshenas Najaf-Abadi, as joint tenants with right of survivorship,** 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:

Property known as: 1297 S. Dickerson Rd., Goodlettsville, TN 37072, County of Davidson

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 4, 1954, by John M. Sullivan, Surveyor, as follows:

Beginning at a point in the northwesterly margin of Dickerson Pike, said point being 545 feet in a southwesterly direction from the southwest corner of Lot No. 1 on the plan of D.M. Moors subdivision of record in Plan Book 643, page 63, Register's Office for Davidson County, Tennessee, and also being the southeast corner of the Joe H. Cole property; thence north 31 degrees west along said Cole southwesterly line, 580 feet to a point in the southerly line of the J.W. Ragan property; thence along the said Ragan southerly line, north 87 degrees, 3 minutes west, 168 feet to a point in the east margin of Old Dickerson Road; thence along the said margin of said road, south 21 degrees 16 minutes west, 557.7 feet to a point at the northwesterly corner of the Carroll property; thence south 69 degrees, 39 minutes east, 449.7 feet to a point in the northwesterly margin of Dickerson Pike, said point also being the northeasterly corner of the Pay Less Gas Station property by deed from H.N. Lampley and wife of record in Book 2301, page 562, Register's Office for Davidson County, Tennessee; thence along the said margin of said road in a northeasterly direction, 300 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT CONVEYED TO TRUCK CITY, INC. BY DEED OF RECORD IN BOOK 4778, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 4, 1954, by John M. Sullivan, Surveyor, as follows:

Beginning at a point 300 feet from the southeasterly corner of the Joe H. Cole property, said point being on the margin of the Joe H. Cole property and the Truck City, Inc., property; thence 280 feet to a point on the southerly line of the J.W. Ragan property; thence along the said Ragan southerly line, North 87 degrees 3 minutes West, 168 feet to a point on the easterly margin of Old Dickerson Road; thence along the said margin of said road, South 21 degrees 16 minutes West, 557.7 feet to a point at the northwesterly corner of the Carroll property; thence South 69 degrees 39 minutes East, 94.7 feet to a point on the northerly margin of the Carroll property, said point being 355 feet from the northwest margin of Dickerson Pike; thence northeasterly 466 feet to the point of beginning.

Being the same property conveyed to Alfred C. Diviney, Sr., by Installment Deed from Truck City, Inc., dated 12/14/2020 and recorded 12/21/2010 in Instrument No. 20101221-0101571, Register's Office for Davidson County, Tennessee. The said Alfred C. Diviney. Sr. is deceased as of 07/18/2015. Mike J. Urquhart appointed as Administrator of the Estate of Alfred C. Diviney, Sr. (Probate Case No. 15P-1234). See attached Exhibit "A"

Tax Map and Parcel ID: 033-00-0-070.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1297 S. Dickerson Rd., Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 31st day of July, 2020.

Mike J. Urquhart, Administrator of the Estate of Alfred C. Diviney, Sr.

BY: _____

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Mike J. Urquhart, Administrator of the Estate of Alfred C. Diviney, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of July, 2020.

_____
Notary Public at Large
My commission expires: 03/07/2023

202008140091488

EFILED 07/21/20 02:42 PM CASE NO. 15P1234 Richard R. Rooker, Clerk

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF ALFRED DIVINEY, SR.	)	**Docket No. 15P-1234**
	)	
Deceased.	)	

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY KNOWN AS 1297 DICKERSON PIKE GOODLETTSVILLE, TENNESSEE

THIS CAUSE came on to be heard on the 17th day of July, 2020, before the Honorable Randy Kennedy, Judge of the Probate Court for Nashville and Davidson County, Tennessee, upon the amended motion filed by the Administrator for an order approving the contract for sale of the real property known as 1297 Dickerson Pike, Goodlettsville, Tennessee, and for an Order that the proceeds therefrom be held in the Court's Registry, based upon an announcement of the parties and the Court finding that the motion is well taken and should be **GRANTED**. The Court approves the Contract for Sale of Real Property known as 1297 Dickerson Pike, Goodlettsville, Tennessee, and affirms and finds as follows:

1. That the Court has exclusive jurisdiction over the matter as the matter relates to property of the probate estate.
2. That the sale was conducted in a commercially reasonable manner under all of the circumstances;
3. That the price is the fair market value and reasonable under all circumstances;
4. Specifically, the court finds that said property is in a destressed condition and subject to a demolition order of the Metro-Davidson County Government.

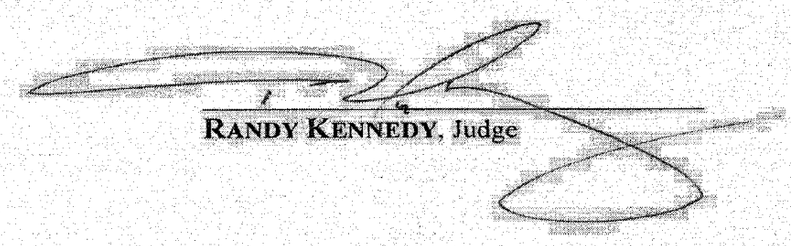
5. That the Contract attached to the motion is hereby incorporated herein as being approved.
6. That from the proceed of the sale, all property taxes, closing costs and commissions shall be paid.
7. That the liens of Truck City, Inc. and Gary L. Deere shall be paid from the gross proceeds.
8. However, from the net proceeds payable to Truck City Inc., $60,000.00 shall be deducted at closing and paid to Davidson County Probate Court Clerk who shall hold said funds in an interest-bearing account pending further Orders of the Court.
9. That the estate will have up to and including December 1, 2020 to file an action as it relates to those funds and if such action is filed, the funds shall remain in the register until further orders of the Court.
10. However, if no such action is filed by the Estate, Truck City, Inc. may file a motion to allow the funds to be returned. Failure to file an action shall not preclude the Administrator from filing such action after the time stated in the above paragraph.
11. The judgment lien of Francis Diviney shall be released at closing and no funds shall be paid or disbursed to said lien as such judgement is based upon a claim of the probate estate;
12. That Truck City, Inc appeared through counsel, Mr. Housholder, and announced in open Court that Truck City, Inc affirmatively agreed to these terms announced in Court.
13. All remaining proceeds shall be paid to the Estate of Alfred Diviney, Sr; and

14. That the Administrator shall have the authority to execute all necessary documents to facilitate the sale.

All other matters are reserved.

It is **SO ORDERED, ADJUDGED** and **DECREED**.

ENTER this, the 21st day of July, 2020.



RANDY KENNEDY, Judge

APPROVED FOR ENTRY:

/s/ Mike J. Urquhart
MIKE J. URQUHART, No. 21073
Administrator
20 Academy Place
Nashville, Tennessee 37210
Office: 615/251-6968; Fax: 615/251-6975
mikejurquhart@hotmail.com

/s/ Alan C. Housholder by Mike J. Urquhart, with permission via email dated 7-20-20

ALAN C. HOUSHOLDER, No. 2845
Suite 510
102 Woodmont Boulevard
Nashville, Tennessee 37205
Office: 615-352-1262
alan@housholderlaw.com

CERTIFICATE OF SERVICE

I, Mike J. Urquhart, do hereby certify that the foregoing order was mailed, U.S. Mail, First Class postage pre-paid thereon, or by other acceptable means of service to include electronic notice, to the following parties on the date indicated below:

R. Horton Frank, III, Esq.
Watkins & McNeilly, PLLC
Attorney for Frances Diviney
214 Second Ave., North - Suite 300
Nashville, Tennessee 37201

Alan C. Housholder
Attorney for Audrey Diviney
102 Woodmont Blvd., Suite 510
Nashville, Tennessee 37205

Alfred C. Diviney, Jr.
Smith County Jail
322 Justice Drive, #200
Carthage, Tennessee 37030

Justin D. Wear
J. Caralisa Connell
Attorneys for Western Surety Company
1201 Demonbreun Street – Suite 900
Nashville, Tennessee 37203

Colleen Diviney
907 Hammack Drive
Nashville, Tennessee 37214

Audrey Diviney
337 Oakview Drive
Nashville, Tennessee 37207

Jennifer Diviney
1235 Fellowship Road
Mount Juliet, Tennessee 37122

/s/ Mike J. Urquhart
MIKE J. URQUHART
DATE: July 20, 2020

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

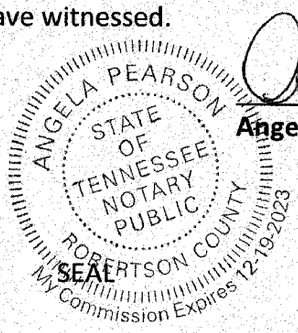
Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Angela Pearson,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela Pearson

My Commission Expires:



SEAL