WARRANTY DEED

Karen Johnson Davidson County
Batch# 457546 DEEDWARR
08/14/2020 03:05:46 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200814-0091531

Y-SB-TC-20-1202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN ROSE EWING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-22-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ali Shahosseini	**Ali Shahosseini**	
(NAME)	(NAME)	**072-06-0-371.00**
1202 McGavock Pike	**1707 Still Water Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMANTHA BLY JENKINS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents does transfer and convey unto **ALI SHAHOSSEINI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Brooks Property of record in Plat Book 6050, Page 500, 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 Victor J. Jenkins and wife, Samantha Bly-Jenkins by Warranty deed from Walter C. Parsons and wife, Marilyn P. Parsons of record in Instrument No. 20020806-0094344 Register's Office for Davidson County, Tennessee, dated July 31, 2002 and recorded on August 06, 2002.

This conveyance is subject to:
- 2020 Davidson County Taxes
- All matters shown on the Plan of record in Plat Book 6050, Page 500, Register's Office for Davidson County, Tennessee.
- Affidavit of Affixation of record in Instrument Number 20120423-0034382, in the Register's Office for Davidson County, Tennessee.
- Affidavit of Correction of Typographical or Other Minor Error of record in Instrument Number 20120817-0073832, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1202 McGavock Pike, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10 DAY OF AUGUST, 2020.

Samantha Bly Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA BLY JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212