Karen Johnson Davidson County
Batch# 470841 DEEDWARR
09/04/2020 11:29:30 AM 7 pgs
Fees: $38.00 Taxes: $1,480.00
20200904-0101321

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32780-1B / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alex Ikbariah 1267 Wheatley Forrest Drive Brentwood, TN 37027	New Owner	09211008100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Carline Watson, Vincent Gilpin, Dominick Gilpin aka Dominique Gilpin (collectively the "Individual Grantors") and New York University, a New York education corporation on behalf of its School of Nursing (the "NYU Grantor")** (the Individual Grantors and the NYU Grantor being hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Alex Ikbariah** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Burlington Heights Subdivision of part of Elliston Plan, of record in Plat Book 332, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Pearline Gilpin by Deed dated November 10, 1986, from Wayne Smelser, unmarried, of record in Book 7037 Page 968, Register's Office for Davidson County, Tennessee. Pearline Gilpin (also known as Pearline D. Gilpin and Pearline Doreen Gilpin) died on June 27, 2019. The property was devised to Carline Watson, Vincent Gilpin, Dominick Gilpin aka Dominique Gilpin and New York School of Nursing pursuant to the Order Probating Last Will and Testament for Muniment of Title Only of the Estate of Pearline Doreen Gilpin filed in Probate Docket No. 20P636, Circuit Court for Davidson County, Tennessee (Probate Division).

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and the Individual Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land, as to their collective interests, against the lawful claims of all persons whomsoever, and the NYU Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the said land, as to the interest held by it, against the lawful claims of all persons claiming by, through or under the NYU Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 24 day of August, 2020.

Carline Watson

Carline Watson

STATE OF Washington]
COUNTY OF DC]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carline Watson, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 24th day of August, 2020.

GWAM T. NWANI NOTARY PUBLIC EXP. 11-14-23 DISTRICT OF COLUMBIA

GWAM T. NWANI
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 14, 2023

Notary Public
My Commission Expires: 11-14-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this
3 day of ~~August~~ SEPTEMBER, 2020.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

IN WITNESS WHEREOF, the Grantors have executed this instrument this 22nd day of August, 2020.

Vincent Gilpin

Vincent Gilpin

PROVINCE OF ONTARIO, CANADA

BEFORE me, the undersigned, a Notary Public of the Province of Ontario, Canada, personally appeared Vincent Gilpin, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22nd day of August, 2020.

Robert E. Houston

Notary Public
My Commission Expires: N/A

ROBERT E. HOUSTON
NOTARY PUBLIC
ONTARIO

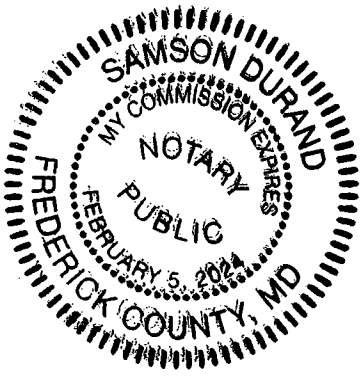
IN WITNESS WHEREOF, the Grantors have executed this instrument this 26 day of August, 2020.

Dominick Gilpin
Dominick Gilpin AKA Dominique Gilpin

STATE OF MARYLAND]
COUNTY OF Montgomery]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dominick Gilpin AKA Dominique Gilpin, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 26 day of August, 2020.



Samson Durand
Notary Public
My Commission Expires: Feb 05, 2024

IN WITNESS WHEREOF, the Grantors have executed this instrument this 31 day of August, 2020.

New York University, a New York education corporation on behalf of its School of Nursing

By: _____
Name: Stephanie Pianka, Senior Vice President for Finance & Budget

Its: Authorized Agent

STATE OF New York]
COUNTY OF New York]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephanie Pianka, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themself to be the Authorized Agent of New York University, a New York education corporation on behalf of its School of Nursing, the within-named bargainor, and that they as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of New York University, a New York education corporation on behalf of its School of Nursing by themself as Authorized Agent.

WITNESS my hand, at office, this 31 day of August, 2020.

MERYL R. COSENTINO
Notary Public, State Of New York
No. 02CO6065466
Qualified In Suffolk County
Commission Expires October 22, 2021

Meryl R. Cosentino
Notary Public
My Commission Expires: 10/22/21

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 09211008100. Taxes have been prorated as part of closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 332, Page 13, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023