Karen Johnson Davidson County
Batch# 475262 DEEDWARR
09/14/2020 01:32:34 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20200914-0104637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of September, 2020.

(Affix Seal) Notary Public

My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

2020-1372-1

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jack Ryan Canty Brittany Paige Rashkin 727 Currey Road Nashville, TN 37217	OWNER	Map/Parcel 119 080 078.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Santoori Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack Ryan Canty, a single man, and Brittany Paige Rashkin, a single woman, as Tenants in Common with the Right of Survivorship**, hereinafter called the GRANTEES, their heirs 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. 15 on the Plan of Section One, Glencliff Estates, of record in Plat Book 1130, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Santoori Investments, LLC, a Tennessee limited liability company by Warranty Deed from Lesley Anne Kupferer and Courtney Leigh Kupferer, dated April 9, 2020, of record in Instrument No. 20200413-0038449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 727 Currey Road, Nashville, TN 37217.

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 successors and assigns forever; and the GRANTOR, do covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-C-20-727

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.

Effective the 10th day of September, 2020:

Santoori Investments, LLC, a Tennessee limited liability company

By: _____
Saman Poori, Member

By: _____
Jorge Santoori, Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Saman Poori**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Member of **Santoori Investments, LLC** and that as such Member, being authorized so to do, he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by his name as such Member.

Witness my hand, at office, this 10 day of September, 2020.

My Commission Expires: 12-5-2020

_____
Notary Public

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 12-05-2020

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jorge Santoori**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Member of **Santoori Investments, LLC** and that as such Member, being authorized so to do, he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by his name as such Member.

Witness my hand, at office, this 10 day of September, 2020.

My Commission Expires: 12-5-2020

_____
Notary Public

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 12-05-2020