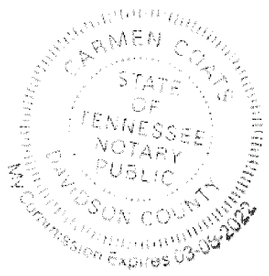
Karen Johnson Davidson County
Batch# 485030 DEEDWARR
09/29/2020 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200929-0111843

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $445,000.00. Affiant Subscribed and sworn to before me, this the 25th day of September, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
1023 Archer, LLC	NEW OWNER	072-06-0-362.00
3210 Gallatin Pike		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ABOLGHASSEM FATHEDDIN**, MARRIED* HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1023 ARCHER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A 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 Subdivision of Part of Lot Nos. 10 and 11, Kenmore Place Subdivision of record in Plat Book 4595, Page 60, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 fronts 102.9 feet more or less, on the easterly side of Gallatin Road, and runs back between lines 56.4 feet, more or less, on the northerly side and 84.9 feet more or less, on the southerly side, which is the northerly margin of an alley, to a line in the rear, measuring 85.15 feet more or less.

And included that portion of adjoining alley No. 1116 resulting from the closing of said alley by ordinance of the Metropolitan County Council Ordinance No. BL2000-253.

Being the same property conveyed to Emma Louise Rider and husband, Richard L. Rider by Warranty deed from Kenneth A. Karnes of record in Instrument No. 20090501-0039612 Register's Office for Davidson County, Tennessee, dated April 29, 2009 and recorded on May 01, 2009.

Being the same property conveyed to Emma Louise Rider by Quitclaim deed from Richard L. Rider (aka Rick Rider) of record in Instrument No. 20120330-0027210 Register's Office for Davidson County, Tennessee, dated March 29, 2012 and recorded on March 30, 2012.

Being the same property conveyed to Abolghassem Fatheddin by Warranty deed from Emma Louise of record in Instrument No. 20190805-0077186,Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 05, 2019.

Being also known as 3210 Gallatin Pike Nashville, Tennessee 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of September, 2020.

Abolghassem Fatheddin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 25th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022