Karen Johnson Davidson County
Batch# 486642 DEEDWARR
09/30/2020 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $9,435.00
20200930-0112646

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1406

WARRANTY DEED

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, the undersigned **Jonathan Levine and Tracey Levine, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amir Michael Abtahi and Morgan Elizabeth Abtahi, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot Number 7, on the plan of Sneed Estates, of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot Number 7 fronts 122 feet on the easterly side of Lindawood Drive and runs back between parallel lines 334 feet to a dead line in the rear measuring 122 feet, thereon.

Being the same property conveyed to Jonathan Levine and wife, Tracey Levine by deed from Domus Partners, a Tennessee general partnership, dated May 25, 2012, of record in Inst. No. 20120525-0045652, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions of record therein, and Property Taxes for the current year.

This is improved property, known as: 4316 Lindawood Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Amir Michael Abtahi
4316 Lindawood Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
Truist Bank
901 Semmes Avenue
Richmond, VA 23224

TAX MAP-PARCEL #:
131-05-0-005.00

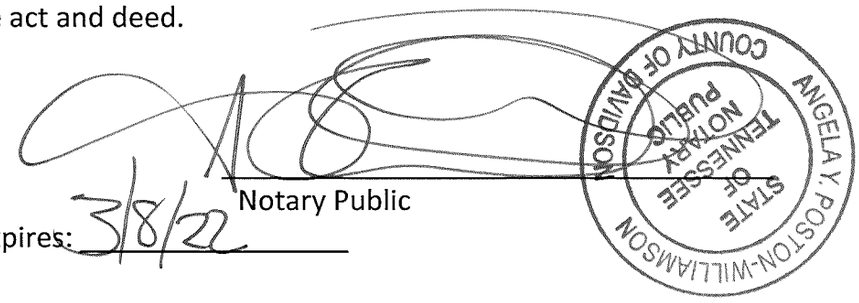
WITNESS THE EXECUTION HEREOF this 25th day of September, 2020.

Jonathan Levine

Tracey Levine

State of Tennessee)
County of Davidson)

On this 25th day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan Levine and Tracey Levine**,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

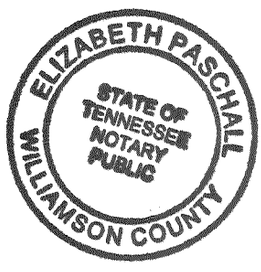
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,550,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of September, 2020.

Notary Public

My Commission Expires: 5/30/21



True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023