Karen Johnson Davidson County
Batch# 494153 DEEDWARR
10/13/2020 09:15:53 AM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20201013-0118616

SolmonParks File No. 20-000204-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of ~~September~~ October, 2020.

Notary Public

My commission expires: 7/9/24

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title dba SolomonParks Title & Escrow
4025 Hillsboro Road, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mahsa Talbott, Parvin Vafai and Jamshid Sharifi	new owners	**158-04-0A-060.00-CO**
49 Annandale		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Reza Aliabadi, unmarried, and Sima Kholghi, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mahsa Talbott, a married woman, and Parvin Vafai and Jamshid Sharifi, husband and wife, as tenants in common with right of survivorship

Sharifi

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Resubdivision of Lot No. 22, Otter Wood, Revised Section Two, of record in Plat Book 7900, Page 799, revising Plat Book 6900, Page 598 through 602, inclusive, 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 Reza Aliabadi Hagh and wife, Sima Kohlghi by Warranty Deed from Trust F/B/O Michael R. Clardy; James H. Sherrod, Co-Trustee, and Doug Brown, Co-Trustee, of record in Book 9813, Page 91, Register's Office for Davidson County, Tennessee, dated September 29, 1995 and recorded on October 02, 1995. Being the same property conveyed to Reza Aliabadi and wife, Sima Kohlghi by Quitclaim Deed of Correction from Reza Aliabadi Hagh and wife, Sima Kohlghi, of recorded in Book 10570, Page 631, Register's Office for Davidson County, Tennessee, dated August 14, 1997 and recorded on August 18, 1997. Grantors having since divorced per Final Decree of Divorce of the Third Circuit Court for Davidson County, Tennessee, Docket No. 16D-1706.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB ROA-20-49

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land. together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of October, 2020.

Sima Kholghi

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sima Kholghi, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 2nd day of October, 2020.

Notary Public
My Commission Expires: 08-11-2024

SAVANNAH AMIRA MERCED
NOTARY PUBLIC
State of Colorado
Notary ID # 20204027686
My Commission Expires Aug. 11, 2024

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 02 day of October, 2020.

Reza Aliabadi

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Reza Aliabadi, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 02 day of October, 2020.

Notary Public
My Commission Expires: 6-14-24

PERELE JCCELYN
Notary Public - State of Florida
Commission # HH 003434
My Comm. Expires Jun 14, 2024
Bonded through National Notary Assn.

Lenders Title Company File No. 20-000204-528