WARRANTY DEED

Karen Johnson Davidson County
Batch# 494347 **DEEDWARR**
10/13/2020 01:48:22 PM 2 pgs
Fees: $13.00 Taxes: $2,619.60

20201013-0118970

R-VRES-20-0914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $708,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Michael Perkins and Leslie Boyd Perkins	**CapStar Bank**	
(NAME)	(NAME)	
1510 Clairmont Place	**2002 Richard Jones Road, Suite A300**	**105-13-0-354.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FARHAD M.E. RAISZADEH, TRUSTEE OF THE RAISZADEH FAMILY REVOCABLE LIVING TRUST DATED DECEMBER 29, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT MICHAEL PERKINS AND WIFE, LESLIE BOYD PERKINS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 52 on the Map of Waldkirch, a Subdivision of Lot Nos. 8 & 9 in W.L.B. Lawrence Plan, of record in Plat Book 421, Page 90, 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 Farhad M. E. Raiszadeh and wife, Azar D. Raiszadeh by Warranty deed from Jeffrey L. Hale, married of record in Instrument No. 20030519-0068167 Register's Office for Davidson County, Tennessee, dated May 07, 2003 and recorded on May 19, 2003.

Being the same property conveyed to The Raiszadeh Family Revocable Living Trust by Quitclaim deed from Farhad M.E. Raiszadeh and wife, Azar D. Raiszadeh of record in Instrument No. 20141230-0118969 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on December 30, 2014.

This conveyance is subject to:
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 Waldkirch Avenue, Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 1st DAY OF OCTOBER, 2020.

The Raiszadeh Family Revocable Living Trust

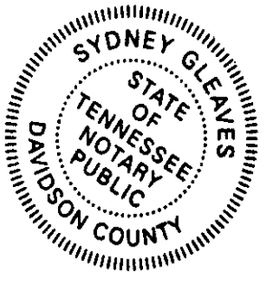
BY: Farhad Raiszadeh
Farhad M.E. Raiszadeh
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FARHAD M.E. RAISZADEH, TRUSTEE of THE RAISZADEH FAMILY REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of October, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212