This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8732-MC

Karen Johnson Davidson County
Batch# 497905 DEEDWARR
10/19/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20201019-0121284

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $324,900.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2020.

Notary Public
My Commission Expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ebram Saeid 812 Cobble Cove Nashville, TN 37211	New owner	172-15-0A-045.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Afsaneh LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ebram Saeid, ~~married~~ man,** hereinafter called the Grantee(s), his/her/their heirs 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. 111 on the Plan of Holt Woods, Section Four of record in Plat Book 9700, Page 9, 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 Afsaneh, LLC, a Tennessee limited liability company by Quitclaim deed from Jami G. Shakibi and Farkhondeh Z. Shakibi of record in Instrument No. 20171222-0130801 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 22, 2017.

This is ☒ improved or ☐ unimproved property located at: **812 Cobble Cove, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 24th day of September, 2020.

GRANTOR:

Afsaneh LLC, a Tennessee Limited Liability Company

By: _____
Arya Shakibi, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arya Shakibi, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of Afsaneh, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2020.

STEVEN M. HELFMAN
Commission # GG 211489
Expires May 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public
My Commission expires: 5/30/2022

202010190121284

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212