THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829951**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $592,500.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 502563 DEEDWARR
10/28/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,192.25
20201028-0125063

WARRANTY DEED

Address New Owner: Parsa Zandieh, Lida Derakhshani and Anthony Zandieh 3325A Felicia Street Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 09 3L 001.00

FOR AND IN CONSIDERATION of the sum of Ten **and No/100 Dollars** ($10.00), cash in hand paid, and other good and valuable considerations, **the receipt of** which is hereby acknowledged, **Shawn Meehan, married,** ("Grantor"), **has this day** bargained and sold, and does hereby transfer and convey to **Parsa Zandieh, a married man, Anthony Zandieh and Lida Derakhshani, husband and wife,** ("Grantees"), **their** successors, heirs and assigns, all that tract or parcel of land **in Davidson County,** Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A **on the Declaration of** Covenants, Conditions and Restrictions for Homes at 3325 **Felicia Street, a** horizontal property regime with private elements recorded at Instrument No. 20190507-0042667, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Shawn Meehan, married, by Warranty Deed from Ruby L. Pegram, unmarried, and Beverly Newsom-Frazier, unmarried, of record in Instrument No. 20190501-0040594, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019 and recorded on May 01, 2019. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF THE WILCOX PROPERTY, as recorded in Plat Book 421, Page 42.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190507-0042667.

This is improved property located at 3325A Felicia Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of October, 2020.

SHAWN MEEHAN, BY: Kaitlyn Wolfcale,
ATTORNEY-IN-FACT

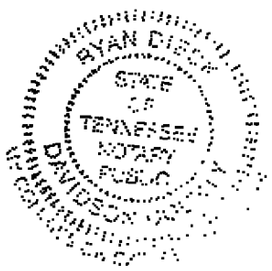
Shawn Meehan
BY: Kaitlyn Wolfcale Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kaitlyn Wolfcale, 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 further acknowledged that she is the Attorney-in-Fact for Shawn Meehan and that she is authorized by Shawn Meehan to execute this instrument on his behalf.

Witness my hand, at office, this 16th day of October, 2020.

Notary Public
My Commission Expires: 05/07/2024



True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

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

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021