THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930389

Karen Johnson Davidson County
Batch# 503057 **DEEDWARR**
10/29/2020 09:53:29 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20201029-0125649

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2020.

Notary Public
My Commission Expires:

ABBY BRIGGS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Daniel Potts 312 Pinnacle Place Nashville TN 37221	New Owner	Tax Parcel ID No. 128-16-0B-090.00-CO

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, **Damon Rahimi, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Daniel Potts unmarried**, ("Grantee"), his 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 Lot No. 85 on the Plan of P.U.D. Boundary and Final Subdivision of Phase Five Summit Oaks, a Planned Unit and Resubdivision of Lots 3 and 4 Hickory Hills Village Park of record in Instrument No. 20040112-0004660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of the property.

Being the same property conveyed to Damon Rahimi, unmarried by Warranty deed from William H. Gourley and wife, Sherry T. Gourley of record in Instrument No. 20061215-0154547 Register's Office for Davidson County, Tennessee, dated December 12, 2006 and recorded on December 15, 2006.

Jessica K Baba joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Damon Rahimi.

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 2021, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument Number 20040112-0004660, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Summit Oaks of record in Instrument No. 20020214-0019518, and Instrument No. 20040116-0006770, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of record in Instrument No. 20020131-0013598, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20020103-0001057, and Instrument No. 20030520-0068720, Register's Office for Davidson County, Tennessee.
Deed and Agreed Order of Possession granted Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee for easements, in Instrument No. 20050809-0094087, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20010925-0103587 and Instrument No. 20010925-0103588, Register's Office for Davidson County, Tennessee.

This is improved property located at 312 Pinnacle Place Nashville TN 37221

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, Grantors have executed this instrument on this 23rd day of October, 2020.

Damon Rahimi

Jessica K Baba

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Damon Rahimi and Jessica K Baba, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC