THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-9184-PILK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **535,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Karen Johnson Davidson County
Batch# 506188 **DEEDWARR**
10/30/2020 03:15:20 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20201030-0127217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raheleh T. Filsoofi	CapStar Bank	MAP
816 Hillwood Blvd	2002 Richard Jones Rd. Ste. 300A	PARCEL 102-08-0-096.00
Nashville, TN 37209	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Darrell N. Soloman and wife, Regan R. Soloman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raheleh T. Filsoofi and Reza Filsoofi, Wife and Husband**

HEREINAFTER CALLED THE GRANTEES, 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. 61 on the Plan of Horton Heights, Section X of record in Plat Book 2133, Page 32, 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 Darrell N. Soloman and wife, Regan R. Soloman by Warranty deed from Raymond E. Skidmore, Executor of the Last Will and Testament of Helen Hendricks Skidmore, deceased and Cecil R. Skidmore, Jr., and Raymond E. Skidmore as Devisees under the Last Will and Testament of Helen Hendricks Skidmore, deceased of record in Book 10116, page 661, Register's Office for Davidson County, Tennessee, dated June 27, 1996 and recorded on July 10, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **816 Hillwood Blvd, Nashville, TN 37209.**

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. 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 _____ hand( ) this the 29th day of October, 2020.

Darrell N. Soloman

Regan R. Soloman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darrell N. Soloman** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Regan R. Soloman** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY