Karen Johnson Davidson County
Batch# 510023 DEEDWARR
11/06/2020 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20201106-0130823

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2020.

Notary Public

My Commission Expires: 3/8/2021

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
1-9516-CC

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Ali Shahosseini 1707 Stillwater Circle Brentwood, TN 37027	071-07-0-192.00	New Owner

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of November, 2020, by and between **TRINITY LANE INVESTMENTS, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), and **ALI SHAHOSSEINI** (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of TEN AND NO DOLLARS($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, his successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 2 on the Plan of Trinity Heights, T.W. Crutcher, Trustee, Subdivision of record in Plat Book 332, page 4, in the Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 2 fronts 50 feet on the southerly side of Trinity Avenue and runs back 164.9 feet, more or less, on the west line to alley, and 163.8 feet, more or less, on the east line and shows 50 feet on said alley.

Being the same property conveyed to Trinity Lane Investments, LLC, a Tennessee limited liability company by Warranty Deed from James R. Gardner, married and Shirley Gardner, unmarried, dated December 8, 2015, recorded December 10, 2015, of record in Instrument No. 20151210-0124295, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: 216 East Trinity Lane, Nashville, TN 37207

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest and hereditaments thereto belonging to Grantee, his successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except: (1) Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. (2) All matters appearing on the Plan of Trinity Heights, T.W. Crutcher, Trustee, Subdivision of record in Plat Book 332, page 4, Register's Office for Davidson County, Tennessee; and (3) Permanent Right-of-Way Easement granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8425, page 631, Register's Office for Davidson County, Tennessee; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

[THE REMAINDER OF THE PAGE WAS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 3rd day of November, 2020.

GRANTOR:

TRINITY LANE INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____, Authorized Signor, Not Individually
C. Tucker ~~Herndon~~, Authorized Signor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)ect

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. Tucker Herndon, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Signor of Trinity Lane Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Trinity Lane Investments, LLC, by the said C. Tucker Herndon as its Authorized Signor.

WITNESS my hand and Notarial Seal this 3rd day of November, 2020, 2020.

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: February 26, 2023

My Commission Expires

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM