Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D20-0907

Karen Johnson Davidson County
Batch# 520082 DEEDWARR
11/23/2020 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20201123-0137261

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of November, 2020

Notary Public

Commission Expires: 2/22/22

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kamran Gavahi Kashani and Marjan Rabbani Esfahani 1103 Madison Mill Dr. Nashville, TN 37215	New owner	103-01-0D-002.00

WARRANTY DEED

FOR AND IN 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, I,

Joseph B. Walker as Devisee under the Last Will and Testament of Toni J. Rothfuss

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kamran Gavahi Kashani and Marjan Rabbani Esfahani, husband and wife

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 Unit No. B as shown on Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements, Homes on the Hill Phase II, established of record in Instrument No. 20150420-0035069, as amended in Instrument No. 20150611-0055339, and 20190208-0011993, Unit as depicted in said Declaration at Instrument No. 20150611-0055339, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Toni J. Rothfuss by Warranty Deed from Robert G. Kelley, a single man of record in Instrument No. 20140604-0048332 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 04, 2014. The said Toni J. Rothfuss died May 21, 2020. Her estate being administered in Docket Number 20P934, Probate Court for Davidson County, Tennessee. Property being devised to Joseph B. Walker by Last Will and Testament of Toni J. Rothfuss.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6015 Hill Circle, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16 day of November, 2020.

Joseph B. Walker, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph B. Walker, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 16 day of November, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY
My Commission Expires 02-22-2022

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.



Notary's Signature

My Commission Expires: 12/15/2021