This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10025-RR

Karen Johnson Davidson County
Batch# 543243 DEEDWARR
12/29/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,044.25
20201229-0154163

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10025-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $552,500.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 22nd day of December, 2020.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anurag Sethi and Lindsey Alexandria Ruiz 1000 Battlefield Dr. Nashville, TN 37204	Draper and Kramer Mortgage Corp. 1431 Opus Pl. Suite 200 Downers Grove, IL 60515	118-05-0-079.00 and 118-05-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Parviz Youssefi and wife, DeAnne Youssefi**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anurag Sethi and Lindsey Alexandria Ruiz, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Revised and Corrected, Unrecorded Subdivision by J. Leroy Davis of the South part of Lot No. 6 on the Plan of Noelton, not of record, and being certain parts of Lot No. 6 on the unrecorded plan of Noelton, described together according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, under date of June 28, 1957, as follows:

Beginning at the Northwest intersection of 10th Avenue South or Lealand Lane, and Battlefield Drive; thence with the margin of Battlefield Drive, North 89 degrees 25 minutes West 84.5 feet to the West face of a stone wall; thence along the West face of said stone wall, North 1 degrees 45 minutes West 209.5 feet to a point in an old original fence line, being the present South line of the lands of George W. Worrall and wife, Carrie Pellettieri Worrall; thence along their South line, along a fence, South 85 degrees 5 minutes East 52 feet to the West margin of 10th Avenue South or Lealand Lane; thence with the margin of the same, South 10 degrees 30 minutes East 214.6 feet to the point of beginning.

Being the same property conveyed to Parviz Youssefi and DeAnne Youssefi, husband and wife as joint tenants by Warranty deed from Rudolph V. Loy and Sue E. Loy, husband and wife as joint tenants of record in Instrument No. 20021104-0135267 Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on November 04, 2002. (Value of consideration shown in aforementioned deed $217,000.00.) Being also known as 1000 Battlefield Drive Nashville, Tennessee 37204

This is improved property located at: **1000 Battlefield Drive, Nashville, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 22nd day of December, 2020.

GRANTOR:

DeAnne Youssefi

Parviz Youssefi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DeAnne Youssefi and Parviz Youssefi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2020.

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202012290154163

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

