Karen Johnson Davidson County
Batch# 546461 DEEDWARR
01/05/2021 11:55:15 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20210105-0001541

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10117-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Subscribed and sworn to before me, this the 28th day of December, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick Wilson and Shawna Wilson 2143 B Burns Street Nashville, TN 37216	new owners	072-11-3Y-001.00CO

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, **Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patrick Wilson and Shawna Wilson, 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 Davidson County, Tennessee, being Unit No. B of The Homes at 2143 Burns Street, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for The Homes at 2143 Burns Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190531-0051986, 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 a portion of the same property conveyed to Zabihollah Shahosseini by Warranty deed from D-Cor Development, LLC of record in Instrument No. 20190401-0029135 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 1, 2019.

Being a portion of the same property conveyed to Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020 by Quitclaim deed from Zabihollah Shahosseini of record in Instrument No. 20201201-80142595 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 8, 2020, and Corrected by a Scrivener's Affidavit of record in Instrument No. 20201223-0152848 Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded December 23, 2020.

This is improved property located at: **2143 B Burns Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 28th day of December, 2020.

GRANTOR:

Zabihollah Shahhosseini Living Trust dated November 24, 2020

By: _____
Ali Shahosseini, Trustee

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, Trustee 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 is the Trustee of Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2020.

_____
Notary Public
My Commission expires: 3/8/2021

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