Karen Johnson Davidson County
Batch# 546465 DEEDWARR
01/05/2021 11:59:31 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20210105-0001548

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201232146**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Patrick Behroozi Affiant Subscribed and sworn to before me, this 31st day of December, 2020. Notary Public My Commission Expires:

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Patrick Behroozi 3504 Park Avenue Nashville TN 37209	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 092-13-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Smith and wife, Sumner Smith (formerly known as Sumner Morgan)** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Behroozi, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 7 on the Plan of Charlotte Park Second Addition of record in Plat Book 57, Page (s) 160 and 161, 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 Brian Smith, unmarried and Sumner Morgan, unmarried, as joint tenants with right of survivorship by Warranty deed from Patrick Raisor, a single man of record in Instrument No. 20161212-0129906 Register's Office for Davidson County, Tennessee, dated December 06, 2016 and recorded on December 12, 2016

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 160 and 161, Register's Office for Davidson County, Tennessee.

This is improved property located at 3504 Park Avenue Nashville TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-20-3914

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective on the 31st day of December, 2020.

Brian Smith

Sumner Smith f/k/a Sumner Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Smith and Sumner Smith f/k/a Sumner Morgan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2020.

Notary Public

RYAN D. ECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: _____