This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10112-RR

Karen Johnson Davidson County
Batch# 547536 DEEDWARR
01/05/2021 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20210105-0001885

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2020.

Notary Public
My Commission Expires: _____

TAYLOR GRILLS NOTARY PUBLIC TENNESSEE My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley T. Baxter 335 East Marthona Road Nashville, TN 37115	PAS Acquisitions 12140 Woodcrest Ave #150 St. Louis, MO 63141	051-03-0-008.00

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, **Zobair Rahimi, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ashley T. Baxter**, 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: ATB an unmarried woman

Land in Davidson County, Tennessee, being the westerly 327 feet of Lot Nos. 90, 91, 92, 93 and 94 Block A on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December, 1937, as follows: Said lots front together 125 feet on the easterly side of East Marthonna Road, and runs back between parallel lines 327 feet to a dead line on which it measures 125 feet.

Being the same property conveyed to Zobair Rahimi by Warranty deed from Tim Fisher, unmarried and Cheryl Arlington, unmarried, as Joint Tenants of record in Instrument No. 20200716-0078461 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **335 East Marthona Road, Nashville, TN 37115**.

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 tc 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 30th day of December, 2020.

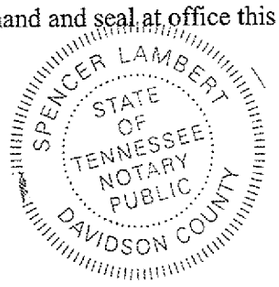
GRANTOR:

Zobair Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zobair Rahimi, 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 30th day of December, 2020.



Notary Public
My Commission expires: 11/6/24

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