WARRANTY DEED

Karen Johnson Davidson County
Batch# 558750 DEEDWARR
01/22/2021 09:11:45 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210122-0009533

W-SB-KW-20-127-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2021.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zobair Rahimi	Zobair Rahimi	
(NAME) 1521 Saunders Avenue	(NAME) 1521 Saunders Avenue	**033-04-0-036.00**
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHARON INGRAM HOUSTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZOBAIR RAHIMI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Goodlettsville Heights, Section IV of record in Plat Book 2133, Page 44, 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 Robert S. Ingram and wife, Jean H, Ingram by Warranty deed from Jack P. Bratton and wife, Patricia Ann Bratton of record in Book 2645, page 179, Register's Office for Davidson County, Tennessee, dated April 24, 1957 and recorded on April 30, 1957.

Robert S. Ingram having died November 9, 1985

Jean H Ingram having died August 15, 2019. See Probate Docket 19P1656 in Davidson County, Tennessee.

Being the same property conveyed to Sharon Ingram Houston by Quitclaim Deed from Robert F. Ingram and Glennda Ingram, husband and wife of record in Instrument No. 20200930-0112444 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 30, 2020.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2133, Page (s) 43 and 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2147, Page 53, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **127 Draper Dr, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th DAY OF JANUARY, 2021.

Sharon Ingram Houston by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHARON INGRAM HOUSTON, and who acknowledged he/she/they executed the same as the free act and deed of the said SHARON INGRAM HOUSTON.

Witness my hand and official seal, this the 20th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212