Karen Johnson Davidson County
Batch# 570832 DEEDWARR
02/09/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20210209-0018364

G#34223-2

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2021.

Notary Public

My commission expires: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allison P. Shepherd	**FirstBank**	**092 09 1 A 002 00 CO**
607B 39th Ave N	**722 Columbia Avenue**	
Nashville, TN 37209	**Franklin, TN 370364**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mohammad Rahimi and Zary Rahimi, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison P. Shepherd, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HIS 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 B on the Plan of The Homes at 607 39th Avenue North, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Homes at 607 39th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190306-0020676, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan as shown on Exhibit "B" to the Declarations of record in Instrument No. 20190306-0020676, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Mohammad H. Rahimi and Zary Rahimi, by Final Decree dated January 10, 2010, from Clerk and Master of record in Instrument No. 20100325-0022226, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20190306-0020676, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for The Homes at 607 39th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190306-0020676, and By-Laws, Attorneys Opinion Letter, and Charter appended thereto, Register's Office for Davidson County, Tennessee;

3) All matters as shown on the Plan of record in Book 21, Page 35, said Register's Office; and,

4) Taxes for the current year which have been prorated and paid by the Grantors herein and the Grantee assumes any subsequent years, not yet due and payable.

This is improved property, known as: **607B 39th Ave N, Nashville, TN 37209**.

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 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. 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 **8th day** of **February, 2021.**

Mohammad Rahimi

Zary Rahimi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mohammad Rahimi and Zary Rahimi, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th day** of **February, 2021.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/14/24

202102090018364

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

