Karen Johnson Davidson County
Batch# 571451 DEEDWARR
02/09/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20210209-0018596

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,050,000.00**

x Fred M. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF Feb., 2021.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMAD RAHIMI & ZARY RAHIMI	**New Owner**	**091-12-0-288.00**
(NAME) **1601 OLD HICKORY BLVD.**	(NAME) **Mohammad and Zary Rahimi**	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS) **1601 Old Hickory Blvd, Brentwood TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FRED M. PORTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMAD RAHIMI AND ZARY RAHIMI,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***husband and wife,**

Land in Davidson County, Tennessee, being Lot No. 9, as shown on the map entitled the Plan of Tariff Reform Addition, of record in Book 161, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 9 fronts 50 feet on the southerly side of Alabama Avenue and runs back between parallel lines with the easterly margin of 40th Avenue North, formerly Clifton Avenue, 150 feet to an alley.

Being the same property conveyed to EDDIE L. PORTER AND WIFE, LUCY BATES PORTER, by deed from JAMES R. CHESHIRE, III, SUCCESSOR TRUSTEE, of record in Book 7701, page 633, dated November 10, 1988, said Register's Office. The said Lucy Bates Porter having died August 30, 2003 leaving her surviving tenant by entirety, Eddie Lee Porter. Sr. The said Eddie Lee Porter, Sr. has since died on September 27,2011 leaving as his sole heirs at law, Eddie Lee Porter, Jr., J. Porter Share and Fred M. Porter. For further reference see Affidavit of Heirship of record in Instrument No. 20111207-0095345 and corrected in Instrument No. 20120106-0001570, and Affidavit of Heirship as to the heirs of Eddie Lee Porter, Sr. and Lucy Bates Porter, of record in Instrument No. 20201215-0148060, said Register's Office, said Register's Office. Being further conveyed to Fred M. Porter, by quitclaim deed from Eddie Lee Porter, Jr., J. Porter Share and Fred M. Porter of record in Instrument No. 20120106-0001574, dated January 6, 2012, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 161, page 32 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **406 40TH AVE. NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 8th day of Feb, 2021.

Fred M. Porter

FRED M. PORTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred M. Porter,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of Feb., 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

