Karen Johnson Davidson County
Batch# 580036 DEEDWARR
03/01/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210301-0025021

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $550,000.00 Affiant Subscribed and sworn to before me This 22 day of February 2021. Notary Public My Commission Expires: 6/25/22 ERIC YATES STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY My Commission Expires June 25, 2022

Address New Owners as:	Tax Bill To:	Map / Parcel
Kendrick Realty LLC 337 Margo Lane Nashville, TN 37211	New Owner	148-05 199.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hassan Eslami,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Kendrick Realty LLC, A Tennessee limited liability company,** (The "Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot Number 23 on the Plan of Haywood Acres, Section One, of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hassan Eslami by Warranty Deed from LaSalle Bank, National Association, as Trustee and Custodian for Merrill Lynch Mortgage Investors, recorded in Instrument No. 20090727-0070405, said Register's Office for Davidson County.

This is improved property known as: 337 Margo Lane, Nashville, Tennessee 37211

This is the same legal description as in the previous deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, not yet due and payable.
2. Matters shown on recorded Plat Book 2900 at Page 17 including 10' public utility easement located on the land
3. Restrictions, easements and rights of way of record.

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

And the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And the Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of February 2021.

Hassan Eslami

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Hassan Eslami, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 22nd day of February 2021.

Notary Public

My Commission Expires: May 7, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 7, 2021

True Copy Certification

I, Tracey Stone, 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 Rutherford

Personally appeared before me, Crissi J. Heer, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/2021

