WARRANTY DEED

Karen Johnson Davidson County
Batch# 580778 DEEDWARR
03/01/2021 01:19:35 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210301-0025603

Y-SB-CR-21-1804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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)
Zabihollah Shahhosseini Living Trust dated November 24, 2020	**New Owner**	
(NAME)	(NAME)	
4019 Devinney Drive		**081-07-0-357.00 AND 081-07-0-358.00 081-07-0-637.00 AND 081-07-0-638.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **JDM DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALI SHAHOSSEINI, TRUSTEE OF THE ZABIHOLLAH SHAHHOSSEINI LIVING TRUST DATED NOVEMBER 24, 2020,** 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:

Situated in Davidson County, Tennessee, and being the north 5 feet of Lot No. 55 and all of Lots Nos. 56, 57, 58 and 59 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, as of record in Book 161, Page 174, Register's office for said County.

Said north 5 feet of Lot No. 55 and all of Lots 56, 57,58, and 59 adjoin and front together 205 feet on the easterly side of 12th Avenue North, formerly Epps Street, and extend back between parallel lines, 115 feet to an alley.

Being the same property conveyed to JDM Development LLC, a Tennessee Limited Liability Company by Warranty deed from Abyssinia M.B. Church FKA Abyssinia Baptist Church of record in Instrument No. 20180522-0048877 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 22, 2018.

Being the same property conveyed to JDM Development LLC, a Tennessee Limited Liability Company by Quitclaim deed (As to Lots 57, 58 and 59) from JDM Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180525-0050586 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 25, 2018.

This conveyance is subject to:
- Taxes for the year 202', a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 174, 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: **1804 & 1810 12th Ave N, Lots 58 and 59 12th Ave N, Nashville, Tennessee 37208**.

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 24th DAY OF FEBRUARY, 2021.

JDM Development LLC

BY: _____
Jacqueline Marker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE MARKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JDM DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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