This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10872-AP

Karen Johnson Davidson County
Batch# 581237 DEEDWARR
03/02/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210302-0026177

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of February, 2021.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Faryab Lohrasbi and Taraneh Lohrasbi 1354 Crown Point Place Nashville, TN 37211	New Owner	161-06-0A-194.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenneth Eaves and Joshua Eaves, as individuals and as Executors of The Estate of Betty L. Adams**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Faryab Lohrasbi and Taraneh Lohrasbi, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit No. 194, together with the common elements appurtenant thereto of Oakhill Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397; as amended and supplemented in Instrument No. 20080325-0030014; and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee; to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Oakhill Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Betty E. Adams by Warranty Deed from Centex Homes, a Nevada general partnership, dated December 30, 2010, recorded January 4, 2011, of record in Instrument No. 20110104-0001056, Register's Office for Davidson County, Tennessee.

Betty L. Eaves-Adams, AKA Betty E. Adams, died on October 4, 2020 and her estate is probated in Docket No. 20P1935 in the Circuit Court of Davidson County, Tennessee.

This is improved property located at: **1354 Crown Point Place, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2021.

GRANTOR:

The Estate of Betty L. Adams

By: _____
Kenneth Eaves, as an individual and as an Executor

By: _____
Joshua Eaves, as an individual and as an Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Eaves and Joshua Eaves, as individuals and as Executors of The Estate of Betty L. Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of February, 2021.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202103020026177

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM