WARRANTY DEED

Karen Johnson Davidson County
Batch# 582383 DEEDWARR
03/03/2021 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20210303-0027033

State of Tennessee
County of Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 7/18/21

(AFFIX SEAL)

TASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Ellis Arian Ellis	New Owner	103-15-0B-109.00
(NAME) unit 4487 Post Pl. 109	(NAME) New Owner	
(ADDRESS) Nashville, TN 37205	(ADDRESS) New Owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ahmad Golchi, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald Ellis and Arian Ellis, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit 109 on the Plan of Lions Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the apartment interest in the common elements of Lions Head Condominiums, a horizontal property regime established by Master Deed By-Laws of record in Book 5340, page 70, corrected in Book 5342, page 683, Register's Office.

Being the same property conveyed to Ahmad Golchi, unmarried man by Warranty Deed from Katherine L. Curlin, unmarried dated June 30, 1999 and of record in Book 11553, page 758 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4487 Post Pl., Unit 109, Nashville, TN 37205
(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/our hands this ~~23rd~~ 24th day of February, 2021.
RM

Ahmad Golchi

State of Arizona
County of Maricopa

Personally appeared before me Ahmad Golchi, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~23rd~~ 24th day of February, 2021.
RM

Notary Public Ryan Moyers
My Commission Expires: 11/24/2023

File No.: 25115

RYAN MOYERS
Notary Public - Arizona
Maricopa County
Commission # 575527
My Commission Expires November 24, 2023

True Copy Certification

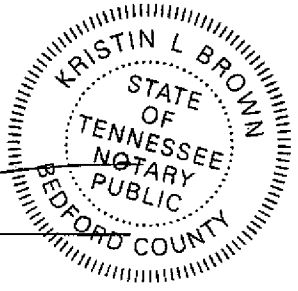
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23