This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10227-RR

Karen Johnson Davidson County
Batch# 587898 DEEDWARR
03/09/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20210309-0030907

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ali Shahosseini 1707 Stillwater Circle Brentwood TN 37027	New Owner	072-06-0-372.00

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, **James Brown, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ali Shahosseini,** 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:

To find the point of beginning, commence at a point in the south line of McGavock Pike, in the northwest corner of Track #1 hereinabove described, said point also being fifty (50) feet measured eastwardly along a radial line from a point in the centerline of said main track at Valuation Station 46+55; thence southwardly along a line fifty (50) feet eastwardly from and parallel to the centerline of said main track a distance of two hundred twenty (220) feet more or less, to a point in the south line of an unimproved 15 foot alley, the point of beginning of the hereinafter described tract: then south 82 degrees 50 minutes 19 seconds east along the south line of said unimproved 15 foot alley a distance of seventy-seven and sixteen hundredths (77.16) feet to a point; thence south 12 degrees 02 minutes 46 seconds west continuing along the unimproved 15 foot alley a distance of one hundred eighty-nine and twenty-eight hundredths feet to a point, said point being in the north line of Keller Avenue if extended westwardly; thence north 83 degrees 38 minutes 55 seconds west along the north line of said Keller Avenue if extended westwardly, a distance of sixty-six and twenty hundredths (66.20) feet to a point fifty (50) feet measured eastwardly along a radial line from a point in the centerline of said main track; thence northwardly along a curve to the left along a line fifty (50) feet eastwardly from and parallel to the centerline of said main track a distance of three hundred two (302) feet, more or less to the point of beginning, containing 13,385 square feet.

Being the same property conveyed to James E. Brown, by Final Judgment and Order Quieting Tax Title from Chancellor, of record in Instrument No. 20170705-0067452, Register's Office for Davidson County, Tennessee, dated July 5, 2017 and recorded on July 5, 2017. Also Decree for Redemption in Instrument No. 20081120-0114475, Final Decree Confirming Sale in Instrument No. 20050217-0018346 and Warranty Deed in Book 10287, Page 688 and Final Decree Confirming Sale in Book 9603, Page 697.

This is unimproved property located at: **1201 Keller Avenue, Nashville, TN 37216**

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 5th day of March, 2021.

GRANTOR:

James Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Brown, 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 for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2021.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

