This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $230.000.00.

Affiant

Subscribed and sworn before me this the 22 day of March, 2021.

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Karen Johnson Davidson County
Batch# 598949 **DEEDWARR**
03/24/2021 09:08:54 AM 4 pgs
Fees: $23.00 Taxes: $851.00

20210324-0038618

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Parham Zanjanipour 3625 Sabre Drive Nashville, TN 37211	NEW OWNER	133-06-0-115.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF JUNE A. LYLE AND THOMAS B. LYLE, AMBER L. MALONE, DAN R. LYLE, AND PATTI WIEDMAN, INDIVIDUALLY, AS BENEFICIARIES OF THE ESTATE OF JUNE A. LYLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMAD ZANJANIPOUR, AND WIFE, MANIGEH MOHAMMAD KHAH, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 of Patterson Gardens, of record in Book 2083, page 114, Register's Office for said County.

Said Lot No. 28 fronts 60 feet on the westerly side of Sabre Drive and runs back 166.85 feet on the northerly side and 166.70 feet on the southerly side to a deed line on which it measures 60 feet.

Being the same property conveyed to Joseph T. Lyle and wife, June A. Lyle from Charles W. Baker and wife, Melva M. Baker by Warranty Deed dated February 15, 1960 of record in Book 3028, Page 483, Register's Office of Davidson County, Tennessee.

The said Joseph T. Lyle and wife, June A. Lyle now being deceased. The said Joseph T. Lyle having predeceased June A. Lyle on September 27, 2006. The said June A. Lyle having since died on June 8, 2017, leaving a Last Will and Testament dated September, 16, 2014. Said Last Will and Testament having been probated in the Davidson County Probate Court and further referenced by Docket No. 17P2084.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3625 Sabre Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of March. 2021.

Estate of June A. Lyle

BY: Thomas B. Lyle, Executor
Thomas B. Lyle, Executor

BY: Thomas B. Lyle
Thomas B. Lyle

BY: Amber L. Malone, Executrix
Amber L. Malone, Executrix

BY: Amber L. Malone
Amber L. Malone

BY:
Dan R. Lyle

BY: Patti Wiedman
Patti Wiedman

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas B. Lyle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the EXECUTOR of the within named bargainor, a ESTATE OF JUNE A. LYLE, and that HE, as such EXECUTOR, executed the foregoing instrument for the purposes therein contained by signing the name of the a ESTATE OF JUNE A. LYLE by the said Thomas B. Lyle as such EXECUTOR.

Witness my hand and official seal this 22nd day of March. 2021.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Thomas B. Lyle, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of March. 2021.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Amber L. Malone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF JUNE A. LYLE, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the a ESTATE OF JUNE A. LYLE by the said Amber L. Malone as such EXECUTRIX.

Witness my hand and official seal this 22nd day of March, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amber L. Malone, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of March, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dan R. Lyle, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of March, 2021.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patti Wiedman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of March, 2021.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY