THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Johnson Davidson County Batch# 602280 DEEDWARR 03/29/2021 11:34:30 AM 6 pgs Fees: $33.00 Taxes: $2,960.00 20210329-0040770	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00 Affiant Subscribed and sworn to before me, this the 24th day of March, 2021. Notary Public My commission expires: _____ (AFFIX SEAL)

	SEND TAX BILLS TO:	MAP-PARCEL #:
Mazyar Abbasi, et al 225 Wisteria Drive Franklin TN 37064	Mazyar Abbasi 225 Wisteria Drive Franklin TN 37064	Map & Parcel 133 02 0 206.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **RONALD JOE BRASWELL,** by these presents does hereby sell and convey unto **PARVIZ ABBASI, MAZYAR ABBASI AND MAHYAR ABBASI,** their heirs and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A

This is unimproved property commonly known as 3215–3217 Nolensville Pike, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and/or assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as set forth in the attached **Exhibit B**

Grantor does further covenant and bind himself, his heirs and successors or assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons whosoever, 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.

(Signature Page follows)

WITNESS my hand this 26th day of March, 2021

Ronald Joe Braswell

Ronald Joe Braswell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of March, 2021, before me personally appeared **Ronald Joe Braswell**, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Charlotte E Herring

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Exhibit A

Legal Description

Land located in Nashville, Davidson County, Tennessee being parts of Lots 1, 2, and 3, on the Plan of Radnor Place, not of record which part of said Lots is bounded and being more particularly described as follows:

Beginning at a point common to the westerly margin of the Nolensville Pike and the easterly margin of Lot No. 1, same being 63.25 feet north of the intersection of the westerly margin of said Nolensville Pike and the northerly margin of McClellan Avenue, thence in a northerly direction and with the westerly margin of said Nolensville Pike 98.9 feet to a point in the westerly direction and parallel with the northerly margin of McClellan Avenue to a point in the easterly margin of a 15 foot alley to be opened and dedicated by the vendors, herein, said alley to be off of the westerly part of Lot No. 3 and to run the entire length of said Lot No. 3 from McClellan Avenue northerly to a 15 foot alley now existing on said plan; thence at right angles southwardly and with the easterly margin of said 15 foot alley to be opened 86 feet to a point; thence eastwardly and parallel with the northerly margin of McClellan Avenue to the point of beginning.

Being the same property conveyed to JOE E. BRASWELL AND WIFE, MARY E. BRASWELL, by deed from B.B. DOUBLEDAY, JR. AND WIFE, JOSEPHINE D. DOUBLEDAY, of record in Book 7373, page 625, dated September 23, 1987, said Register's Office.

MARY E. BRASWELL, AN UNMARRIED WOMAN, further conveyed said property by Quitclaim Deed unto RONALD JOE BRASWELL, A MARRIED MAN, of record in Instrument No. 20150811-008007, said Register's Office.

Exhibit B

Exceptions

1) Davidson County Real Property Taxes for the year 2021, a lien but not yet due or payable.

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, 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: 10/2/2023

Notary' Seal (if on paper)

