Karen Johnson Davidson County
Batch# 602783 DEEDWARR
03/30/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20210330-0041447

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Hamid Rabiee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamid Rabiee	Hamid Rabiee	105-04-0-243.00
(NAME)	(NAME)	
5907 Charlotte Pike	5907 Charlotte Pike	105-04-0-086.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	105-04-0-085.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas Powell Hedley**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hamid Rabiee**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

THREE tracts or parcels of land, situated in Davidson County, Tennessee, and being described as follows, to-wit:

TRACT I - Map and Parcel 105-04-0-243.00 / 2 Fairfield Street

Being Lots Nos. 468, 469 and the southerly one-half of Lot No. 470 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lewis Street and Trimble Street; thence, with the easterly margin of Lewis Street North 12° 00' East 167 feet to a point in said margin; thence, North 85° 22' East 39.39 feet to a point; thence, South 89° 18' East 156.14 feet to a point in the westerly margin of Fairfield Avenue; thence, with said margin South 12° 00' West 175 feet to a point being the Northwest corner of Fairfield Avenue and Trimble Street; thence, with the northerly margin of Trimble Street North 88° 04' West 194 feet to the POINT OF BEGINNING.

TRACT II - Map and Parcel 105-04-0-085.00 / 6 Lewis Street

BEING the northerly 35 feet of the southerly 105 feet of Lots Nos. 460 and 461 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 460 and 461 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines, 80 feet to a dead line.

TRACT III - Map and Parcel 105-04-0-086.00 / 56 Trimble Street

Land in Davidson County, Tennessee, being parts of Lots Nos. 460 and 461 in Maury and Claiborne's Addition to Nashville, fronting about 80 feet on the North side of Trimble Street and running back between the West line of Lewis Street and the East line of Lot No. 462 of said addition 70 feet, more or less, to the southern line of a lot conveyed by Thomas V. Davis to Huggins and Drew by Deed recorded in Book 329, Page 462, Register's Office for said County, wherein said property is described as fronting 67-1/2 feet on Lewis Street and running back between parallel lines 78-1/2 feet, but is believed that the true dimensions of said lot are 70 feet on Lewis Street and 80 feet on Trimble Street.

Being the same property conveyed to HF Properties, LLC, a Tennessee limited liability company by Warranty Deed dated 01/18/2019 from Mary Dale Trabue Fitzgerald aka Mary T. Fitzgerald, John David Fitzgerald, III and Katherine T. Fitzgerald Murphy of record in Instrument 201901220006036, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Powell Hedley by Quitclaim Deed dated from HF Properties, LLC, a Tennessee limited liability company of record in Instrument 202002210019424, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2 Fairfield Avenue, Nashville, TN 37210; 56 Trimble Street, Nashville, TN 37210; 6 Lewis Street, Nashville, TN 37210

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 24th day of March, 2021.

Thomas Powell Hedley

State of Tennessee
County of Davidson

Personally appeared before me Thomas Powell Hedley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2021.

Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

