When recorded, return to:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File Number: 210333850

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11019-RL-s

Karen Johnson Davidson County
Batch# 603359 DEEDWARR
03/31/2021 10:58:59 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210331-0042214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2021.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jared Bashirian Stephanie Bashirian 7457 Riverland Drive Nashville, TN 37221	Jared Bashirian Stephanie Bashirian 7457 Riverland Drive Nashville, TN 37221	126 16 0A 521.00

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,

Johnye Knight, a widow, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jared Bashirian and Stephanie Bashirian, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot Number 406 on the Plan of A Final Plat RIVERWALK, PHASE 3C of record in Instrument No. 20050706-0077607, Surveyor's Certificate of Correction recorded in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Knight and Johnye L. Knight, Husband and Wife, by Warranty Deed from Corinthain Custom Homes, LLC, of record in Instrument No. 20070615-0071619, in the Register's Office of Davidson County, Tennessee, dated June 08, 2007 and recorded on June 15, 2007. Charles R. Knight died on January 25, 2021, leaving Johnye L. Knight as the surviving tenant by the entirety.

This is improved property located at: **7457 Riverland Drive, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 29th day of March, 2021.

GRANTOR:

Johnye Knight

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnye Knight, 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 29th day of March, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021