THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334039** Karen Johnson Davidson County Batch# 613894 DEEDWARR 04/13/2021 11:03:30 AM 3 pgs Fees: $18.00 Taxes: $2,266.25 20210413-0049021	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $612,500.00. Affiant Subscribed and sworn to before me, this 6th day of April, 2021. Notary Public My Commission Expires: 07-11-2021 LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Rae Godart and Jared Mayo 5220 Illinois Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-11-0-408.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marjon Elizabeth Kamrani, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rae Godart and Jared Mayo, joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated and lying in the 20th Council district of Davidson County, Tennessee and being the Western 25' of Lot 1 on the Plan of West Nashville No. 1 Portion of 53rd Avenue North, of record in Instrument No. 20150528-0048800, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the Northern Right of Way of Illinois Avenue being an 80' total right of way; also being corner to Lot 1201 Plan of West Nashville No. 1 (Plat Book 57, Page 74); thence leaving Illinois Avenue and with Lot 1201 N 02°08'39" W a distance of 150.00' to an Iron Rod Set in the Southern right of way of Alley No. 1205 (25' r/w); thence leaving Lot 1201 and with said Alley, N 87° 51' 21" E a distance of 25.00' to an Iron Rod Set; thence leaving said Alley on a new line S 02° 08' 39" E a distance of 150.00' to an Iron Rod Set in the Northern right of way of Illinois Avenue; thence with Illinois Avenue S 87° 51' 21" W a distance of 25.00' to the point of beginning, having an area of 3,750.00 square feet or 0.09 acre, more or less.

Being the same property conveyed to MARJON ELIZABETH KAMRANI, by deed from JENKINS DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160201-0009459 , dated January 27, 2016 , corrected by Affidavit of Scrivener's Error of record in Instrument No. 20160309-0022507, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-11-0-408.00.

Matters shown on the Plan of record in Instrument No. 20150528-0048800, said Register's Office.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20151214-0125301, said Register's Office.

This is improved property located at 5220 Illinois Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of April, 2021.

Marjon Elizabeth Kamrani by Jr. her Attorney-in-fact

Marjon Elizabeth Kamrani by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Marjon Elizabeth Kamrani and that she is authorized by Marjon Elizabeth Kamrani to execute this instrument on her behalf.

Witness my hand, at office, this 6th day of April, 2021.

J Anderson
Notary Public

My Commission Expires: 09-06-22



Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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