This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11440-AP

Karen Johnson Davidson County
Batch# 620256 DEEDWARR
04/21/2021 02:43:52 PM 2 pgs
Fees: $13.00 Taxes: $3,755.50

20210421-0053524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,015,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2021.

Notary Public
My Commission Expires: 2/26/2025

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen R. Mariucci, II Devin Nicole Dilday 910 Montrose Avenue Nashville, TN 37204	new owner	118-01-0-301.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Imaan Ferdowsi, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stephen R. Mariucci, II, a single man and Devin Nicole Dilday, a single person as Tenants in Common with Right of Survivorship**, hereinafter called the Grantees, 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 all of Lot No. 97, Plan of Montrose Place, according to survey and plat of same appearing of record in Book 57, page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Imaan Ferdowsi, single man by Warranty Deed from Bradley D. Mansell, a single man, dated August 26, 2014, recorded September 2, 2014, of record in Instrument No. 20140902-0079495, Register's Office for Davidson County, Tennessee.

**This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **910 Montrose Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-11440-AP

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 20th day of April, 2021.

GRANTOR:

Imaan Ferdowsi

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Imaan Ferdowsi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of April, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY