Karen Johnson Davidson County
Batch# 623467 DEEDWARR
04/27/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210427-0056094

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2931
Parcel ID: 080-07-0-007

Property Address:
1471 Dolan Road, Nashville, TN 37218

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
1471 Dolan Rd
Nashville TN
37218

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SANTOORI INVESTMENTS LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SHANA R. BEERY, a single woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Section Two Bordeaux Hills, of record in Book 3600, Page 7, Register's Office for said County.

Said Lot No. 379 fronts 55 feet on the Northerly side of Dolan Drive and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to SANTOORI INVESTMENTS LLC, a Tennessee Limited Liability Company by Deed dated July 31, 2020 from JOYCE EVANS, WILLIAM COOPER, TAMMY COOPER, ANTWAN BATEY, PHILLIP HENRY, SHANAY COOPER, recorded August 7, 2020, in Instrument Number 20200807-0087901, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1471 Dolan Road, Nashville, TN 37218.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 3600, page 7, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 3537, page 105, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this _____ day of April, 2021.

SANTOORI INVESTMENTS LLC, a
Tennessee Limited Liability Company

By: _____
SAMAN POORI, MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared SAMAN POORI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Manager of **SANTOORI INVESTMENTS LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that he as such Manager, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager, respectively.

WITNESS my hand and official seal this 23 day of April, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
2-9-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $305,000.00.

Jennifer Russell
Affiant

SWORN TO and subscribed before me on this 26th day of April, 2021.

_____
Notary Public

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:
10-21-2024

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY