WARRANTY DEED

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00

Karen Boswell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/29/2021.

Briana Gage
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Karen Johnson Davidson County
Batch# 630857 DEEDWARR
05/06/2021 03:43:47 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210506-0061311

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3643

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Camellia Asgarian	Whoever	044-15-0-174.00
907 Cleves Street		
Nashville, TN 37138		

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,

Donald Simon Ackerman, a single man and Chad Foydl, a single man, as tenants in common

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Camellia Dawn Asgarian, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 243 on the Plan of Section 'A', Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Antonio Centi and wife, Lindsay Rae Centi, by Warranty Deed from Dorothy Bye, individually and as Administrative of the Estate of Anthony L. Smith of record in Instrument No. 20170621-0062587 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 21, 2017.

Affidavit of Heirship of record in Instrument No. 20170615-006022, in said register's office.

Being the same property conveyed to Donald Simon Ackerman, a single man, by Warranty Deed from Michael Antonio Centi and Lindsay Rae Centi of record in Instrument No.20190516-0046108 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on May 16, 2019.

Being the same property conveyed to Donald Simon Ackerman, a single man and Chad Floydl, a single man, as tenants in common by Quitclaim Deed from Donald Simon Ackerman, a single man of record in Instrument No. 201902528-0050097 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 28, 2019 and Scrivener's Affidavit correcting spelling of Chad Floydl to Chad Foydl, recorded dated November 18, 2020, in Instrument No.20201118-0135625.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 907 Cleves Street Nashville, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CVRES-210907

Witness my hand on April 29, 2021.

Donald Simon Ackerman by Chad Foydl, Attorney in fact

Donald Simon Ackerman, By Chad Foydl, attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chad Foydl, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Donald Simon Ackerman for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Donald Simon Ackerman and is authorized by Donald Simon Ackerman to execute this instrument on his behalf.

Witness my hand and official seal, this April 29, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand on April 29, 2021.

Chad Foydl

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Chad Foydl, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 29, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2021-3643

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027