When recorded, return to/This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-11508-RL-sb

Karen Johnson Davidson County
Batch# 647317 DEEDWARR
06/01/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210601-0073406

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Arash Gholizadeh 3710 Murphy Road Nashville, TN 37209	Arash Gholizadeh 3710 Murphy Road Nashville, TN 37209	043-13-0-245

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,

Donald R. DeMarcus and Jan W. DeMarcus, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Arash Gholizadeh, a married man, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 and the southerly part of Lot No. 11 of Block "I" on the Plan of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County, described as follows: BEGINNING on the southerly margin of Oak Street (now Hickory Street) at the corner of Lots 9 and 10: thence with the line between said two lots southwardly 291 feet; thence south 86 deg. east 100 feet to the southeast corner of Lot No. 11; thence with the easterly line of said Lot No. 11, north 3 deg. east 296 feet to the southeast corner of the property conveyed to J.H. Gardenhire by deed from C.C. Hamilton, et al, of record in Book 1110, page 221, said Register's Office; thence with said Gardenhire's southerly line westwardly 50 feet to the southeast corner of Second Avenue and Oak Street (now Hickory Street), continuing westwardly and with the southerly margin of Oak Street (now Hickory Street) 50 feet in all 100 feet to the beginning.

Being the same property conveyed to Donald R. DeMarcus and wife, Jan W. DeMarcus by Quitclaim Deed from Neal B. DeMarcus and wife, Velva Ann DeMarcus, of record in Instrument Number 20030401-0042456, Register's Office of Davidson County, Tennessee, dated February 26, 2003 and recorded on April 1, 2003; and further being the same property conveyed to Neal Demarcus and wife, Velva Ann Demarcus, by Warranty Deed from Delta Electric Services, Inc., of record in Book 9232, Page 660, said Register's Office, dated January 25, 1994 and recorded on January 28, 1994.

This is improved property located at: **136 Hickory Street, Nashville, TN 37115**

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.

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 27th day of May, 2021.

GRANTOR:

Donald R. DeMarcus

Jan W. DeMarcus

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald R. DeMarcus and Jan W. DeMarcus, 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 27th day of May, 2021.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

