WARRANTY DEED

Karen Johnson Davidson County
Batch# 676894 DEEDWARR
07/14/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210714-0094879

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-737

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ahmad Alamiri and Alia Khoshband	Same as Owner	150 07 0 501.00
(NAME) 3445 Country Way Road	(NAME)	
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Asia A. Gladney, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Ahmad Alamiri and Alia Khoshband, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Being Lot No. 394 on the Plan of Section Five, Towne Village of the Country as shown on Plat of record in Book 6250, Page 783 And 784, Register's Office of the Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Asia A. Gladney By Warranty Deed from Music City Holdings, LLC of record in Instrument No. 2021414-0049683 in the Register's Office of Davidson County, Tennessee, dated March 30, 2021 and recorded on April 14, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company By Warranty Deed from Anthony Bell and Staci Bell of record in Instrument No.20210331-0042476 in the Register's Office of Davidson County, Tennessee, dated March 30, 2021 and recorded on March 31, 2021.

Being the same property conveyed to Household Financial Center, Inc By Substitute Trustee's Deed from William Timothy Hill of record in Instrument No. 20020513-0058449 in the Register's Office of Davidson County, Tennessee, dated May 09, 2002 and recorded on May 13, 2002.

Being the same property conveyed to Anthony Bell and wife Staci Bell By Special Warranty Deed from Household Financial Center, Inc of record in Instrument No. 20020917-0113089 in the Register's Office of Davidson County, Tennessee, dated September 09, 2002 and recorded on September 17, 2002.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 3445 Country Way Road, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of July, 2021.

GRANTOR:

Asia A. Gladney

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Asia A. Gladney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12 day of July, 2021.

Notary Public

My Commission Expires: 3/8/2022



Return to:
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1549

202107140094879

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/12/21.

Kimberly Hollingshead, Esq.

7/12/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025