WARRANTY DEED

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

LR-JV-21-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Moghadam and Emily Johnson, Moghadam	**New Owner**	
(NAME)	(NAME)	**091-12-0-259.00**
110 Ruland Circle		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEFF BULLOCK,A SINGLE MAN AND RICHARD RIBEIRO, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL MOGHADAM AND EMILY JOHNSON MOGHADAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being further described as follows:

Being a portion of Lot #8, on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for Davidson County, described as follows: BEGINNING on the easterly margin of 40th Avenue North, formerly Clifton Avenue, at a point 113 feet north of the northerly margin of Delaware Avenue, formerly Correy Street, being the northwest corner of the property conveyed to Karen Marie West, by deed from Richard S. West, Trustee, of record in Book 548, Page 103, said Register's Office; thence with the West's northerly line, eastwardly 185 feet to the westerly margin of an alley; thence with said alley northwardly 50.5 feet to the southerly line of the property conveyed to Daisy Hunter by deed from Louella Hamilton, of record in Book 1006, Page 127, said Register' s Office; thence with Hunter's southerly line, westwardly 185 feet to the easterly margin of 40th Avenue, North; thence with the easterly margin of 40th Avenue North southwardly 53 feet to the beginning.

Being the same property conveyed to Jeff Bullock and Richard Ribeiro by Warranty deed from Adly Shahat and Monira Nosir of record in Instrument No. 20201209-0143711 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 09, 2020.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 40th Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 677896 **DEEDWARR**
07/16/2021 09:44:02 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20210716-0095670

Warranty Deed

Witness my/our hand(s) this the 13th DAY OF JULY, 2021.

Jeff Bullock

Richard Ribeiro by Jeff Bullock attorney in fact
Richard Ribeiro
By: Jeff Bullock, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF BULLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF BULLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for RICHARD RIBEIRO and is authorized by RICHARD RIBEIRO to execute this instrument on his behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20210714-0095499, Register's Office for Davidson County, TN.

Witness my hand and official seal, this the 13th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212