Karen Johnson Davidson County
Batch# 679595 DEEDWARR
07/20/2021 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20210720-0096957

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me this 16th day of July, 2021.

Notary Public
My commission expires: 1/3/23

JAMIE C FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Reid's Towing & Recovery, LLC 109 Cedarmont Circle Nashville, Tn 37211	New Owner	034-10-004.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ali R. Nouri, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Reid's Towing & Recovery, LLC, a Limited Liability Company,** 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:

Land in Davidson County, Tennessee, being Lot Nos. 19 and 20, Block "B" on the Plan of Edenwold City The Industrial City Realty Corporation's Subdivision of record in Plat Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lots front 25 feet each, making a total of 50 feet on Edenwold Avenue and run back 110 feet between lines to a dead line in the rear which measures 50 feet thereon.

Being the same property conveyed to Ali Reza Nouri by deed from George W. Smith and wife, Holly L. Smith of record in Instrument No. 20200721-0080247, Register's Office for Davidson County, Tennessee, and dated July 21, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Edenwold City The Industrial City Realty Corporation's Subdivision of record in Plat Book 421 Page 123 Register's Office for Davidson County, Tennessee.

2. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is unimproved property known as 0 Edenwold Avenue, Madison, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of July, 2021.

Ali Reza Nouri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2021, before me personally appeared Ali Reza Nouri, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 July 15, 2021.

(AFFIANT) – Aubrey Seavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY