Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ VRES 211304

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215446

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$700,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of July, 2021.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

THIS INDENTURE, made this 29th day of July, 2021, among:

PHILLIPS REAL ESTATE SERVICES, LLC

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ALI MIRRASEKHIAN AND LAUREN MIRRASEKHIAN, HUSBAND AND WIFE

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place of record in Book 332, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 34 fronts 55 feet on the South side of Edgewood Place, and extends back Southerly between parallel lines 147 feet more or less on its Westerly margin and 146 1/2 feet, more or less on its Easterly margin.

Being the same property conveyed to Phillips Real Estate Serviced LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20201211-0145806 dated November 19, 2020 and filed of record in Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER**.

Karen Johnson Davidson County
Batch# 687951 **DEEDWARR**
07/30/2021 02:28:56 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20210730-0102953

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Phillips Real Estate Services, LLC

BY: _____

Paul J. Phillips, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Paul J. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Phillips Real Estate Services, LLC and as such Sole Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 29th day of July, 2021.

_____
Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Ali MirRasekhian and Lauren MirRasekhian
Address: 1304 Edgewood Place
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 083-05-0-263.00