PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 693549 DEEDWARR
08/09/2021 03:02:23 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210809-0107163

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61976
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Saman Samiee 4024 Shufeld Ct. #A Antioch, TN 37013	NEW OWNER

TAX MAP PARCEL NUMBERS: 0340900900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **PNE Investments, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Saman Samiee,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 29, 30 and 31 of Block"A" on the Plan of Edenwold City, of record in Book 421, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael David Coulman and wife, Hannah Elizabeth Coulman, by Warranty Deed dated June 14, 2016, recorded June 15, 2016, of record in Instrument No. 20160615-0060562, Register's Office for Davidson County, Tennessee.
AND
Being part of the same property conveyed to PNE Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Michael David Coulman and wife, Hannah Elizabeth Coulman, dated June 15, 2021 and recorded on June 17, 2021, of record in Instrument No. 20210617-0082200, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All Matters shown on the Plan of record in Book 421, page 123, said Register's Office.

This is improved property, known as 111 Shakespeare 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of August, 2021.

PNE Investments, LLC

By: _____
Payman Zad, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Payman Zad,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member,** (or other officer authorized to execute this instrument) of **PNE Investments, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 6th day of August, 2021.

My Commission Expires: _____ Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

_____ Affiant

Sworn and subscribed before me this 16th day of August, 2021.

_____ Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022