Karen Johnson Davidson County
Batch# 697327 DEEDWARR
08/13/2021 12:16:55 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20210813-0109641

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5140

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR V/
WHICHEVER IS GREATER, FOR THIS T
$750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of August, 2021

Notary Public

Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brent Vaziri and Pamela Olsen Vaziri 117 Woodward Hills Pl. Brentwood, TN 37027	NEW OWNER	082-09-0-156.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael P. Darling, Jr and Jennifer L. Darling

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent Vaziri and Pamela Vaziri, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being generally located at the Northeast corner of the intersection of 5th Avenue North at Taylor Street and being more particularly described according to a survey by Gregory E. Daniels, Tennessee Registered Land Surveyor No. 1489, dated June 11, 2001, as follows:

Beginning at an existing railroad spike on the Southerly right-of-way of Taylor Street at the intersection with the Westerly right-of-way of Alley No. 202; and proceeding as follows:

With the said Westerly right-of-way of Alley No. 202 South 27 degrees 12 minutes 08 seconds East 95.18 feet to an existing iron pin, thence; leaving said Westerly right-of-way of Alley No. 202 South 62 degrees 57 minutes 22 seconds West 24.92 feet to an iron pin set, thence; North 27 degrees 16 minutes16 seconds West 95.19 feet to an iron pin set on the Southerly right-of-way of Taylor Street, thence; with said westerly right-of-way of Taylor Street North 62 degrees 58 minutes 45 seconds East, 25.03 feet to the point of beginning.

Being the same property conveyed to Michael P. Darling, Jr. and Jennifer L. Darling by Warranty deed from French River Development, LLC a Tennessee Limited Liability Co. of record in Instrument No. 20020920-0115159 Register's Office for Davidson County, Tennessee, dated September 17, 2002 and recorded on September 20, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 409 Taylor Street, Nashville, TN 37208

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

Dated this the 11th day of August, 2021.

Michael P. Darling, Jr

Jennifer L. Darling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael P. Darling, Jr and Jennifer L. Darling** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of August, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)