Karen Johnson Davidson County
Batch# 703926 DEEDWARR
08/25/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210825-0114537

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13391-SL

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David&Kyle, LLC 7115 Southpoint Parkwy Ste. 5 #104 Brentwood, TN 37027	New Owner	147-02-0-177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mitra Mehrad, Jafar Mehrad, and Tara Mehrad**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David&Kyle, LLC, a Tennesse limited liability company**, 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:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of Section One, Battery Crest Subdivision, of record in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jafar Mehrad, Mitra Mehrad, and Tara Mehrad, as Tenants in Common With Right of Survivorship, by Warranty Deed from Patricia A. Vaughn, Unmarried, of record in Instrument No. 20170504-0044391 in the Register's Office of Davidson County, Tennessee, dated May 03, 2017 and recorded on May 04, 2017.

This is ☒ improved or ☐ unimproved property located at: **4802 Overcrest Drive East, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2021.

GRANTOR:

Mitra Mehrad

Jafar Mehrad

Tara Mehrad

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitra Mehrad, Jafar Mehrad, and Tara Mehrad, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of August, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 August 19, 2021.

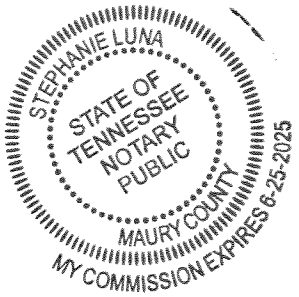
Lauren Weber
Affiant Signature

August 19, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal