This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13782-RR

Karen Johnson Davidson County
Batch# 722839 DEEDWARR
09/23/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210923-0127997

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13782-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ali Shahosseini 1423 Fulton Street Nashville, TN 37206	New Owner	094-01-0-312.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carl Thornton, a widower****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ali Shahosseini, a married man** , hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying and being Davidson County, Tennessee: Being Lot No. 133 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 60.9 feet on the north side of Fulton Street and runs back between lines 141.5 feet on the east line and 138.4 feet on the west line, to a dead line in the rear measuring 58 feet thereon.

Being the same property conveyed to Carl Thornton and wife, Marian Thornton by Warranty deed from Robert L. Candy, Trustee of record in Instrument No. 20010103-0000929 Register's Office for Davidson County, Tennessee, dated December 01, 2000 and recorded on January 03, 2001.

**The said Marian Thornton died on or about January 5, 2021, leaving Carl Thornton as surviving tenant by the entirety.

This is improved property located at: **1423 Fulton Street, Nashville, TN 37206**

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 Grantor paying their prorated share thereof to the Grantee 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 10th day of September, 2021.

GRANTOR:

Carl Thornton

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl Thornton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 10/23/2023

202109230127997

Certificate of Authenticity

I, Cassidy Lewallen, 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 9.10.21.

Affiant Signature

9.17.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of September, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

