Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1583 **WARRANTY DEED**

Karen Johnson Davidson County
Batch# 725094 **DEEDWARR**
09/28/2021 10:24:06 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00

20210928-0129967

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY 2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Omid Gourbandi Dehghani Nemat Ghanbari	NEW Owner	17500019700
(NAME) 3730 Nolensville Pk	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **The Bowers Girls, LLC, a Tennessee limited liability company, a 4/12 undivided interest, and Julie Meeks, Substitute Trustee of The Hurricane Creek Trust, 8/12 undivided interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Omid Gourbandi Dehghani and Nemat Ghanbari,** 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. 2 on the Plan of Hurricane Creek Industrial Park, Section Seven, as of record in Plat Book 9700, Page 670, Register's office of Davidson County, Tennessee

.

Being the same property conveyed to Julie Meeks, 2/3 undivided interest, and Billy Bowers, 1/3 undivided interest, by deed from Victor Hazelwood, Trustee, of record in Instrument Number 20120105-0001147. Julie Meeks having conveyed her 2/3 undivided interest to Victor Hazelwood, Trustee of The Hurricane Creek Trust by deed recorded in 20120105-0001148. Billy Bowers a/k/a Billy Ray Bowers having died and under Number 4 of the Last Will and Testament of Billy Ray Bowers, deceased, of record in Probate File 17P1774, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Pamela Beard, Shirley Johnson, Brenda Walsh and Susan Howard. Deed recorded in Instrument Number 20180207-0012206 and executed by Brenda Sue Walsh and Susan B. Howard for the Estate of Billy Ray Bowers, deceased, conveyed property to Pamela Beard, Shirley Johnson, Brenda Walsh and Susan Howard. Jessica Bowers McComb, Joey Bowers, Amanda Cothran and Gabrielle Bowers conveyed property to Pamela Beard, Shirley Johnson, Brenda Walsh and Susan Howard by deed recorded in Instrument Number 20180207-0012207. Pamela Beard, Shirley Johnson, Brenda Walsh and Susan Howard having conveyed their interests to The Bowers Girls, LLC, a Tennessee limited liability company by deed recorded in Instrument Number 20191114-0117290, said Register's office.

Brenda Sue Walsh also know as Brenda Walsh

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☑

This is improved property, known as 4163 Murfreesboro Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 27th day of September, 2021.

Julie Meeks, Substitute Trustee
Julie Meeks, Substitute Trustee of The Hurricane Creek Trust, 8/12 undivided interest

Pamela Beard member
Pamela Beard as Member of The Bowers Girls, LLC, a Tennessee limited liability company, a 4/12 undivided interest

Shirley Johnson Member
Shirley Johnson as Member of The Bowers Girls, LLC, a Tennessee limited liability company, a 4/12 undivided interest

Brenda Walsh member
Brenda Sue Walsh as Member of The Bowers Girls, LLC, a Tennessee limited liability company, a 4/12 undivided interest

Susan Howard member
Susan Howard as Member of The Bowers Girls, LLC, a Tennessee limited liability company, a 4/12 undivided interest

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Meeks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Substitute Trustee of The Hurricane Creek Trust the within named bargainor, and that such Substitute Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Hurricane Creek Trust, as Substitute Trustee.

WITNESS my hand and seal this 27th day of September, 2021.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

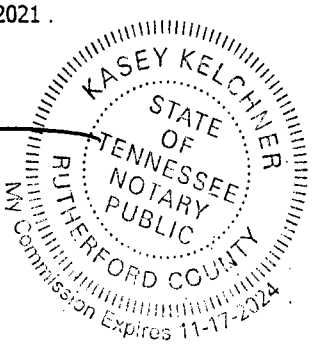
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Beard with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Member of The Bowers Girls, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Bowers Girls, LLC as Member

WITNESS my hand and seal this 27th day of September, 2021 .

Notary Public

My Commission Expires:



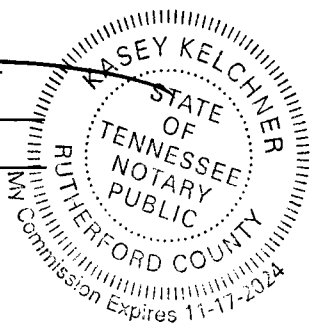
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Member of The Bowers Girls, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Bowers Girls, LLC as Member

WITNESS my hand and seal this 27th day of September, 2021 .

Notary Public

My Commission Expires:



State of Tennessee
County of Davidson

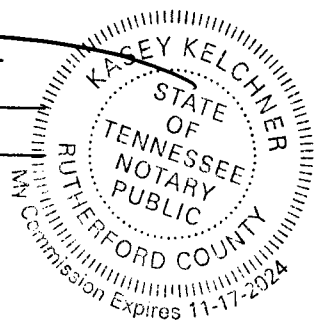
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Sue Walsh with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Member of The Bowers Girls, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member executed the foregoing instrument for the purpose therein contained by personally signing the name of The Bowers Girls, LLC as Member

WITNESS my hand and seal this 27th day of September, 2021 .

Notary Public

My Commission Expires

File No.: 15813



State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Howard with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Member of The Bowers Girls, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Bowers Girls, LLC as Member

WITNESS my hand and seal this 27th day of September, 2021 .

Notary Public _____

My Commission Expires. . _____

