WARRANTY DEED

Karen Johnson Davidson County
Batch# 727039 DEEDWARR
09/29/2021 03:03:53 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20210929-0131234

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Houri Barahimi and Iraj Barahimi, wife and husband 17 Castlewood Ct Nashville, TN 37215	NEW OWNER	117-07-0-017

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, **Elwood H. Camp and wife, Mildred O. Camp**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Houri Barahimi and Iraj Barahimi, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Hillsboro Heights, not of record and described as follows:

Beginning in the south margin of Hampton Avenue 900 feet east of the southeast corner of said Avenue, and 23rd Avenue South; thence south parallel to the east margin of 23rd Avenue South 340 feet; thence East 100 feet; thence North 15 feet; thence east 30 feet; thence North 325 feet to the south margin of Hampton Avenue: thence with said Avenue, West 130 feet to the point of beginning.

Being the same property conveyed to Elwood H. Camp, III and wife, Mildred O. Camp by Warranty Deed from Robert Swain Baldwin and Jane M. Baldwin, dated 11/15/1977 and recorded 11/16/1977, of record in Book 5223, Page 51, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2107 Hampton Ave, Nashville, TN 37215

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 hand(s) this the 28th day of September, 2021.

Elwood H. Camp

Mildred O. Camp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elwood H. Camp and wife, Mildred O. Camp with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of September, 2021.

Notary Public

My Commission Expires: 8/10/25

(SEAL)

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY