Karen Johnson Davidson County
Batch# 739782 DEEDWARR
10/20/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211020-0140594

WARRANTY DEED

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/13/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4548

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Puyan Kheshti and Shirin Kheshti		105-10-0O-001.00-CO
2003 Beech Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Egbert Rebeiro and Louisa Emanuel, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Puyan Kheshti and Shirin Kheshti, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in Davidson County, Tennessee being described as follows:

Being Unit 1 as shown as the Plan of Beech Avenue Lofts, a horizontal property regime with private elements, having been established by the Declaration of Covenants, Conditions and Restrictions of Beech Avenue Lofts of record in Instrument No. 20160519-0050358, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Egbert Rebeiro and wife, Louisa Emanuel by Warranty deed from Beech Ave LLC of record in Instrument No. 20180227-0018366 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on February 27, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2003 Beech Avenue Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 12, 2021.

Egbert Rebeiro by Cheryl Bolander, his Attorney-in-Fact

Egbert Rebeiro by Cheryl Bolander, his Attorney-In-Fact

Louisa Emanuel by Cheryl Bolander, her Attorney-in-Fact

Louisa Emanuel by Cheryl Bolander, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cheryl Bolander,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Egbert Rebeiro and Louisa Emanuel, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Egbert Rebeiro and Louisa Emanuel, and is authorized by Egbert Rebeiro and Louisa Emanuel, to execute this instrument on their behalf.

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Witness my hand and official seal, this October 12, 2021.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4548

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 October 13, 2021.

J. Carlton Drumwright

October 13, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 13, 2021.

Notary

My Commission Expires: 12/18/22

