15971

Karen Johnson Davidson County
Batch# 739796 DEEDWARR
10/20/2021 10:02:48 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211020-0140614

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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 18th day of October, 2021

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to: **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
JMJ Enterprises, Inc.	new owner	148 00005200
(NAME)	(NAME)	
329 Lake Valley		
(ADDRESS)	(ADDRESS)	
Franklin TN 37069		
(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, **Reza M. Alviri and Faranak D. Alviri, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JMJ Enterprises, Inc.,** 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:

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE NANCY MARIE CRADDOCK, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201003180020210-R.O.D.C., TN. BOUNDED ON THE EAST BY THE ANN STOKES TUBBS PROPERTY AS OF RECORD IN DEED BOOK 5976, PAGE 218-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF HIGHWAY 100. BOUNDED ON THE WEST BY THE MEHRDAD & SPIDEH E. ALVIRI PROPERTY AS OF RECORD IN INSTRUMENT NO. 200506070064851-R.O.D.C. TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY MARGIN OF HIGHWAY 100, SAID POINT BEING THE SOUTHWEST CORNER OF THE ANN STOKES TUBBS PROPERTY AS OF RECORD IN DEED BOOK 5976, PAGE 218-R.O.D.C., TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE NORTHERLY MARGIN OF HIGHWAY 100, SOUTH 63°50'04" WEST, 443.54 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE MEHRDAD & SPIDEH E. ALVIRI PROPERTY AS OF RECORD IN INSTRUMENT NO. 200506070064851-R.O.D.C. TN. NORTH 24°46'29" WEST, 561.75 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE NANCY MARIE CRADDOCK, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201003180020210-R.O.D.C., TN. NORTH 52°16'19" EAST, 575.23 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 44°11'51" EAST, 133.70 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 42°56'33" EAST, 98.92 FEET TO AN IRON PIN SET;

THENCE, NORTH 56°06'45" EAST, 83.98 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 60°21'08" EAST, 15.19 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE ANN STOKES TUBBS PROPERTY AS OF RECORD IN DEED BOOK 5976, PAGE 218-R.O.D.C., TN. SOUTH 07°01'43" WEST, 475.87 FEET TO AN IRON PIN SET;

THENCE, SOUTH 00°55'42" WEST, 416.82 FEET TO THE BEGINNING.

CONTAINING, 400,560 SQUARE FEET OR 9.19 ACRES, MORE OR LESS.

Being part of the same property conveyed to Reza M. Alviri and wife Faranak D. Alviri, by deed of record in Instrument No. 20040507-0052628 , Register's Office for Davidson County, Tennessee.

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

unimproved ☑

This is improved ☐ property, known as 0 Highway 100, Nashville, TN 37221

(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 18th day of October, 2021.

Reza M. Alviri

Faranak D. Alviri

State of Tennessee
County of Davidson

Personally appeared before me Reza M. Alviri and Faranak D. Alviri, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 15971

