THIS INSTRUMENT WAS PREPARED BY
Return to.
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-10019-PL

Karen Johnson Davidson County
Batch# 774043 DEEDWARR
12/15/2021 10:35:55 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20211215-0165525

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-08-24
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Milad C. Khansari	Ahmad Khansari	
6725 Greeley Drive	617 Lamar Drive	102-12-0-052.00
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE R. GILBERT, married, AND MARJORIE G. CALLAHAN, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILAD C. KHANSARI, unmarried,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 209 on the Plan of Horton Heights, Section "D" as of record in Book 2133, page 78, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 209 fronts 132 feet on the Easterly side of Tombill Drive and extends back between lines 314 feet on the Southerly side, and 323.8 feet on the Northerly side to a line in the rear, on which it measures 132 feet.

Being the same property conveyed to Joe K. Gilbreath, Jr. and wife, Dorothy F. Gilbreath by Warranty deed from John P. Hoffman, Jr. and wife, Margaret Myatt Hoffman of record in Book 2543, page 521, Register's Office for Davidson County, Tennessee, dated June 22, 1952 and recorded on June 26, 1956. Dorothy F. Gilbreath died testate on May 22, 2000, predeceased by her husband, Joe K. Gilbreath, Jr. Being the same property conveyed to Marjorie F. Harris by Executor's Special Warranty deed from Mikael Jacobs and Randall E. Wallace, Co-Executors Estate of Dorothy F. Gilbreath of record in Instrument No. 20010816-0088878 Register's Office for Davidson County, Tennessee, dated August 03, 2001, and recorded on August 16, 2001. Marjorie F. Harris died on July 30, 2013. Her will was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division of in Docket No. 13P1381. Being the same property conveyed to George R. Gilbert, a one-half (1/2) undivided interest and Marjorie G. Callahan, a one-half (1/2) undivided interest by Executor's Quitclaim Deed from Mikael W. Jacobs, Executor of the Estate of Marjorie F. Harris of record in Instrument No. 20140225-0016198 Register's Office for Davidson County, Tennessee, dated February 14, 2014, and recorded on February 25, 2014.

THE SUBJECT PROPERTY IS NOT NOW OR NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by the Grantors; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: ~~46725~~ 6725 **Greeley Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 10th day of December, 2021.

George R. Gilbert

Marjorie G. Callahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE R. GILBERT and MARJORIE G. CALLAHAN,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of December, 2021.

My Commission expires: 9/4/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY