THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238769** Karen Johnson Davidson County Batch# 788615 DEEDWARR 01/12/2022 11:32:33 AM 2 pgs Fees: $13.00 Taxes: $1,929.55 20220112-0004217	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $521,500.00. Affiant Subscribed and sworn to before me, this 7th day of January, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2023

WARRANTY DEED

Address New Owner: Laura Dehkordi and Peyman Dehkordi 9012 Hemingway Grove Circle Knoxville, TN 37922	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 07 0T 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Riverside Park GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peyman Dehkordi and Laura Dehkordi, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4, Homes at 942 Riverside Drive, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150316-0022506, as amended in Instrument No. 20150420-0034944, and as shown on the plat attached as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Riverside Park, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John Donelson, an unmarried man, of record in Instrument No. 20150406-0030020, in the Register's Office for Davidson County, Tennessee, dated April 1, 2015 and recorded on April 6, 2015. The said Riverside Park, LLC, merged into Riverside Park GP, a Tennessee General Partnership – see Acknowledgement of Merger of record in Book 7543, Page 862, recorded on January 17, 2019, Register's office of Williamson County.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of George C. Waters Second Addition, as recorded in Plat Book 161, Page(s) 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150316-0022506, amended in Instrument Nos. 20150420-0034944 and 20161006-0105567.

Easement recorded in Instrument No. 20140114-0003779.

Easement for Public Street Right-of-Way, recorded in Instrument No. 20150506-0041402.

This is improved property located at 950 Riverside Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of January, 2022.

Riverside Park GP

By: Tami Harris, General Partner

Riverside Park GP

By: Toni Harris, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tami Harris and Toni Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of Riverside Park GP, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 7th day of January, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022