RETURNED TO:
[illegible] TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
[illegible] TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139086

Karen Johnson Davidson County
Batch# 794316 DEEDWARR
01/24/2022 10:22:18 AM 2 pgs
Fees: $13.00 Taxes: $9,879.00
20220124-0008530

DONNAL SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $2,67~~0,000.00~~

Affiant

Subscribed and sworn to before me, this 18th day of January, 2022.

Notary Public
My Commission Expires: 12-08-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ali Jahangiri and Reza Jahangiri	New Owner	Tax Parcel ID No.
~~110 Lynnwood Blvd~~ 2175 Tustin Ave		116 03 0 012.00
~~Nashville TN 37205~~ Costa Mesa, CA 92627		

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, **Bert C. Hensley and Kate Hensley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali Jahangiri and Reza Jahangiri, as tenants in common** ("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 a 2.34 Acre Tract identified as Parcel (12) on the Plan of Patton-Fleischer Subdivision of Part of The Percy Warner Home Tract, as of record in Instrument No. 20170823-0086337, Register's Office for Davidson County, Tennessee.

Being all of that certain property conveyed to Bert C. Hensley and Kate Hensley, husband and wife, by Warranty Deed from Thomas M. Patton and Anna Teresa Patton, a married couple, of record in Instrument No. 20170828-0088043, in the Register's Office of Davidson County, Tennessee, dated August 24, 2017 and recorded on August 28, 2017.

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 2022 and subsequent years, not yet due and payable.

City of Belle Meade taxes for the year 2022 and thereafter, for tax parcel identification number 116 03 0 012.00, 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 Patton-Fleischer Subdivision of Part of The Percy Warner Home Tract, as recorded in Plat Instrument No. 20170823-0086337.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6983, Page 659.

Title to that portion of the land lying below the ordinary low water mark of the Richland Creek. Easement for the flow of the waters of the Richland Creek , and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Richland Creek , free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Richland Creek .

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 110 Lynnwood Blvd Nashville TN 37205

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 18th day of January, 2022.

Bert C. Hensley

Kate Hensley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bert C. Hensley and Kate Hensley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2022.

Notary Public
My Commission Expires: _____

