2.

Karen Johnson Davidson County
Batch# 796333 DEEDWARR
01/27/2022 12:51:54 PM 2 pgs
Fees: $13.00 Taxes: $2,190.40

20220127-0010020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mail

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4158-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Masoud John Baluch and Tahereh Khoshnevis Zadeh	NEW OWNER	14900010300
(NAME)	(NAME)	
6484 Beckwith Road		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety-Two Thousand And No/100 Dollars ($592,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KENNETH R. THOMPSON, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MASOUD JOHN BALUCH AND TAHEREH KHOSHNEVIS ZADEH, _HUSBAND AND WIFE, 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:
Land in Davidson County, Tennessee, lying in the 2nd Civil District of Davidson County, Tennessee, on Bell Road, described as follows:

Beginning at a point in the center of said Bell Road at the Southwest corner of Tract No. 3 of the W.R. Davenport Subdivision according to an unrecorded Map thereof made by LB. Petty, Surveyor, made

August 18, 1948, and running thence with the southerly line of said Tract No. 3 north 89 1/2 degrees East 208.7 feet to a point in said line; thence South 1/2 degrees East 208.7 feet to a point; thence South 89 1/2 degrees West 208.7 feet to a point in the center line of Bell Road and running thence with said center line of said road, North 1/2 degrees West 208.7 feet to the point of beginning, containing one acre, more or less.

Included in the above mentioned property but excluded from said tract is that portion of the property conveyed to State of Tennessee, in Book 10054, page 631, Registers Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Kenneth R. Thompson by Warranty Deed from Susan W. Crocker and husband Raymond E. Crocker of record in Book 10028, page 327 Register's Office for Davidson County, Tennessee, dated April 25, 1996 and recorded on April 26, 1996.

The above described property has never been the residence of Grantor and is not a marital asset.

unimproved ☐
This is improved ☒ property, known as 410 Bell Road, Nashville, TN 37217
(House No.) (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 our hands this 14 day of January, 2022.

Kenneth R. Thompson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Thompson, the bargainor, 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 he executed the within instrument of the purposes therein contained.

Witness my hand this 14 day of January, 2022.

Notary Public

My Commission Expires: 9/2/24

HILLARY MONIQUE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024