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WARRANTY DEED

Karen Johnson Davidson County
Batch# 801578 DEEDWARR
02/08/2022 08:25:51 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220208-0014144

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zobair Rahimi	Zobair Rahimi	07205008000
(NAME)	(NAME)	
1521 Saunders Avenue	1521 Saunders Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, I, **Theresa Cogdill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zobair Rahimi,** 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, being the northerly part of the westerly half of Lot No.8 on the Map of C.W. Waller's Subdivision of the John D. Anderson Homeplace, of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 8 fronts 50 feet on the southerly side of Elvira Avenue and runs back between parallel lines 190 feet more or less, to a point 165 feet north of the northerly margin of Thomas Street, as widened.

Being the same property conveyed to Billy Cogdill and Theresa Cogdill, husband and wife by Executrix's Quitclaim Deed dated January 29, 2009 from Martha C. Beck, Executrix for the Estate of Juanita R. Hancock of record in Instrument No. 20090202-008734, Register's Office for Davidson County, Tennessee. The said Billy Cogdill has since died on March 24, 2021.

unimproved ☐

This is improved ☑ property, known as 914 Elvira Avenue, Nashville, TN 37216
(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 1st day of February, 2022.

Theresa Cogdill

State of Tennessee
County of Davidson

On this 1st day of February, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Theresa Cogdill, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 1st day of February, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Rahimi

