THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139179**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Affiant Georgette Eftekhari Subscribed and sworn to before me, this 14th day of February, 2022. **See Attached Certificate** Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 808523 **DEEDWARR**
02/18/2022 11:41:13 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00

20220218-0019252

WARRANTY DEED

Address New Owner: Brian Duke Bevans Revocable Li 1808 Sweetbriar Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 16 0 259.00

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, **Shervin Eftekhari-Asl and Georgette Eftekhari, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brian D. Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust dated December 13th, 2019, as to an undivided 1/2 interest and Sheri L. Bevans, Trustee of the Sheri L. Bevans Revocable Living Trust dated December 13th, 2019, as to an undivided 1/2 interest ("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 Lot B, Sweetbrier Plan, as shown on plat of record in Plat Book 1835, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shervin Eftekhari and Wife, Georgette Eftekhari, by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20131003-0104115, in the Register's Office of Davidson County, Tennessee, dated September 30, 2013 and recorded on October 03, 2013.

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.

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 Sweetbrier Plan, as recorded in Plat Book 1835, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20130826-0089808.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4406, Page 714.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES-22-1808

This is improved property located at 1808 Sweetbriar Avenue Nashville TN 37212

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 14th day of February, 2022.

Shervin Eftekhari-Asl

Georgette Eftekhari

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shervin Eftekhari-Asl and Georgette Eftekhari, 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 14th day of February, 2022.

Notary Public
My Commission Expires: JAN 7, 2026

SHAUNTE D. TAYLOR
Notary Public - California
Los Angeles County
Commission # 2386448
My Comm. Expires Jan 7, 2026

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

SHAUNTE D. TAYLOR
Notary Public - California
Los Angeles County
Commission # 2386448
My Comm. Expires Jan 7, 2026

Subscribed and sworn to (or affirmed) before me on this 14th day of FEBRUARY, 20 22, by
Date *Month* *Year*

(1) SHERVIN ETEKHARI ASL

(and (2) GEORGETTE ETEKHARI),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Shaunte D. Taylor
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED (AFFIDAVIT)

Document Date: 2/14/2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

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