Karen Johnson Davidson County
Batch# 812062 DEEDWARR
02/28/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.72
20220228-0021909

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $365,060.00. Daniel Thompson Affiant Subscribed and sworn to before me, this 15 day of February, 2022. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ali Shahosseini, Trustee	**New Owner**	**081-07-0-148.00**
1707 Stillwater Circle		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dwon Buford, Administrator of the Estate of Horace Buford, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020, and any amendments thereto

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 1 in Holt's Subdivision of Lots Nos. 8 and 11 in Owen's Buena Vista Plan, of record in the original plan, in Book 15, pages 10 and 11, Register's Office for said County.

SAID part of Lot No. 1 fronts 63-1/4 feet on the Westerly side of 9th Avenue North and runs back between parallel lines 129 feet, more or less, to an alley, and is more correctly described as follows:

BEGINNING at a point in the Westerly margin of 9th Avenue North, 189-1/4 feet South of the Southwest corner of the said 9th Avenue North and Cass Street; thence with the Westerly margin of the said 9th Avenue North, Southwardly 63-1/4 feet to a point; thence Westwardly 129 feet, more or less, to an alley; thence with the Easterly line of said alley, Northwardly 63-1/4 feet to a point; thence Eastwardly 129 feet, more or less to the West margin of said 9th Avenue North, the point of beginning.

BEING the same property conveyed to Horace Buford by Warranty Deed from Leo P. Sam, Jr. of record in Book 7439, page 367, Register's Office for Davidson County, Tennessee; See also Final Decree of Confirming Sale recorded in Book 9488, Page 345, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Horace Buford, Jr. by Decree for Redemption from STB Associates of record in Book 9822, page 308, Register's Office for Davidson County, Tennessee.

The said Horace Buford, Jr. having since died intestate on October 4, 2021, his estate being administered of record in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket Number 21P2249, and by order of the said Court, Dwon Buford as Administrator of the Estate of Horace Buford, Jr. having been authorized to sell, transfer, and convey the subject property.

This is improved property also known as 2015 9th Ave N, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of February, 2022.

Estate of Horace Buford, Jr.

By: _____
Dwon Buford, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dwon Buford, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Administrator of the estate of Horace Buford, Jr. and that as Administrator, he is authorized to execute the within instrument as Administrator and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2022.

_____
Notary Public
My Commission Expires: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 22-000526-528

SP 11/2015

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 15, 2022 (date of document).

Affiant Signature

February 15th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

