WARRANTY DEED

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Summit Builders Corp.	OWNER	Map & Parcel 072 06 0 357.00
(NAME)	(NAME)	Karen Johnson Davidson County
319 Hickerson Dr. Ste A		Batch# 813874 **DEEDWARR**
(ADDRESS)	(ADDRESS)	03/02/2022 12:31:18 PM 2 pgs
Murfreesboro, TN 37129-3583		Fees: $13.00 Taxes: $1,443.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20220302-0023722

For and 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, Parissa K. Gharavi, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Summit Builders Corp., 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 Lot No. 1, on the Plan of re-subdivision of Lot 13 Keller's Subdivision Maxey Home Place, of record in Book 5190. Page 679, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Parissa K. Gharavi by deed from Zachary Jameson and Krista Jameson, husband and wife of record in Instrument 20110915-0071499, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 5190, Page 679, Register's Office, Davidson County, Tennessee.

Subject to Easement Deed by Court Order of record in Instrument 20140114-0003779, said Register's Office.

Subject to Easement Deed by court Order of record in Instrument 20120228-0017172, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary, Sewers and Storm Drainage of record in Book 4218, Page 507, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1202 Keller Ave., 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 hand this 28th day of February, 2022.

Parissa K. Gharavi

STATE OF TENNESSEE

COUNTY OF Robertson

On this 28th day of February, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Parissa K. Gharavi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,

