Karen Johnson Davidson County
Batch# 826395 DEEDWARR
03/22/2022 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220322-0032832

Name and Address of New Owner:
Fariba Gilany and David Gilani
725A 26th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-06-0-588

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alice G. Cannon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fariba Gilany, A MARRIED WOMAN and David Gilani, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennesee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the north 20 feet of Lot No. 48 and the south 20 feet of Lot No. 48 and the south 20 feet of Lot No. 49 on the Plan of Buchi's Subdivision of Lot No. 20 of McNairy Subdivision of record in Book 421, Page 66, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 40 feet on the west side of 26th Avenue North and extend back between parallel lines, 153-1/3 feet to an alley.

Being the same property conveyed to Alice G. Cannon by Quitclaim Deed from Baron Cannon, recorded on May 31, 2017, and of record in Instrument No. 20170531-0053756, Register's Office for Davidson County, Tennessee.

This is improved property known as 725A 26th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of March, 2022.

Alice G. Cannon (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2022, before me personally appeared Alice G. Cannon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of March, 2022.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of March, 2022.

Notary Public
My commission expires: 11-5-2024
File No. 2022-4336-?

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 3-10, 2022.

Affiant
Date: March 14, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of March 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY