Karen Johnson Davidson County
Batch# 827539 DEEDWARR
03/24/2022 09:51:59 AM 2 pgs
Fees: $13.00 Taxes: $1,272.80
20220324-0033893

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

07-NSH22-03782

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lance Denning and Darcy Denning 580 Judd Drive Nashville, TN 37218	Lance Denning and Drcy Denning 580 Judd Drive Nashville, TN 37218	058-11-0-157.00

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ali Behnam-Gilani, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lance Denning and Darcy Denning, husband and wife** hereinafter called the Grantees, their successors 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. 82 on the Plan of Section 3, Royal Hills of record in Plat Book 4860, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert L. Braden and wife, Jacqueline M. Braden by Warranty deed from Construction Properties, Inc. of record in Book 5584, page 346, Register's Office for Davidson County, Tennessee, dated March 25, 1980 and recorded on March 31, 1980. (Value or consideration shown in aforementioned deed $43,500.00.)

Being the same property conveyed to Jacqueline M. Braden by Quitclaim deed from Robert L. Braden of record in Book 5702, page 647, Register's Office for Davidson County, Tennessee, dated October 21, 1980 and recorded on January 22, 1981. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ann Kehayes, Trustee by Quitclaim Deed from Jacqueline M. Braden of record in Book 7216, page 300, Register's Office for Davidson County, Tennessee, dated April 03, 1987 and recorded on April 28, 1987 and within the same deed the said Ann Kehayes, Trustee conveyed his interest in the subject property to Jacqueline M. Lucas. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Charles L. Beverly by Quitclaim deed from Tanisha Braden Cheek of record in Instrument No. 20140305-0018646 Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 05, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Charles Leon Beverly having since died June 14, 2016. He left heirs Lanardo K. Beverly,

Stephanie Birding, Delores Beverly, Angela Edmondson and LaCordia Joy Beverly-Powell in Petition for Appointment of Administrator recorded at Docket No. 16-P-1412 in the Seventh Circuit Court of the State of Tennessee at Davidson County Probate Division.

See also Affidavit of Heirship of record in Instrument No. 20170705-0067141 and Instrument No. 20170705-0067144 in the aforesaid Register's Office.

Being the same property conveyed to Tanisha Braden Cheek and Ohmar Deshawn Braden by Quitclaim deed from LaNardo Beverly, Delores Beverly, Angela Edmondson, Stephanie Birdine and LaClodia Powell of record in Instrument No. 20161201-0126304 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on December 01, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ali Behnam-Gilani, unmarried by Warranty deed from Tanisha Braden Cheek and Ohmar DeShawn Braden of record in Instrument No. 20170705-0067145 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on July 05, 2017. See also Affidavit of Schrivener's Error of record in Instrument Number 20200108-0002658 n the said Register's office. (Value of consideration shown in aforementioned deed $140,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 580 Judd Drive, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of March, 2022

Ali Behnam-Gilani

STATE OF TENNESSEE
COUNTY OF Wilson

On this 18th day of March, 2022 , before me personally appeared Ali Behnam-Gilani, 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 (or person's) free act and deed.

Notary Public: Gail Dornan

My Commission Expires:

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023