This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16380-CC

Karen Johnson Davidson County
Batch# 833038 DEEDWARR
04/01/2022 10:21:09 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20220401-0037891

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $790,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Farhad Davachi Mehrnoosh Davachi 363 Jones Parkway Brentwood, TN 37027	New Owner	103-02-0Z-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Enrique Meza Ramirez and Connie Christine Ramirez, Trustees of the Enrique Meza Ramirez and Connie Christine Ramirez Living Trust dated May 8, 2014**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Farhad Davachi and wife, Mehrnoosh Davachi**, 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of 120 Oceola Ave II, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 120 Oceola Ave II, a horizontal property regime with private elements of record in Instrument No. 20171127-0120825; as amended in Instrument No. 20171130-0122434, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 120 Oceola Ave II, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, the plan of record in Book 161, page 164; Book 4885, page 65; and the plan of record in Instrument No. 20171117-0118045, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Enrique Meza Ramirez & Connie Christine Ramirez, Trustees of the Enrique Meza Ramirez and Connie Christine Ramirez Living Trust dated May 8, 2014, by Warranty Deed from Clayton Tate, married and Jason Tidwell, unmarried, as joint tenants in common, dated January 13, 2020, recorded January 15, 2020, of record in Instrument No. 20200115-0005515, Register's Office for Davidson County, Tennessee.

This is improved property located at: **120 A Oceola Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 31st day of March, 2022.

GRANTOR:

Enrique Meza Ramirez and Connie Christine Ramirez Living Trust dated May 8, 2014

By: _____
Enrique Meza Ramirez, Trustee

By: _____
Connie Christine Ramirez, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Enrique Meza Ramirez and Connie Christine Ramirez, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of the Enrique Meza Ramirez and Connie Christine Ramirez Living Trust, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public
My Commission expires: 3/3/2025