RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-6453-2022

Karen Johnson Davidson County
Batch# 838305 DEEDWARR
04/12/2022 10:05:55 AM 2 pgs
Fees: $13.00 Taxes: $4,066.30

20220412-0042096

WARRANTY DEED

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

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of April, 2022

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lusine Danakian 706 S 16th Street Nashville, TN 37206	Same address as new owner	094-01-0-418

FOR AND IN CONSIDERATION of the sum of ONE MILLION NINETY NINE THOUSAND AND 00/100 Dollars ($1,099,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RAMIN HANAI AND YAGHOOB HANAI**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LUSINE DANAKIAN**, married, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of Shelby Village No. 2 of record in Book 1835, page 48, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yaghoob Hanai and Ramin Hanai from Stella Mae Kyzer and husband, Fred L. Kyzer, Jr., by Warranty Deed dated September 15, 2020 and recorded September 30, 2020 in Instrument #20200930-0112707, said Register's Office.

Being the same property conveyed to Stella Mae Kyzer and husband, Fred L. Kyzer, Jr. from Stella Mae Kyzer, fka Stella Mae Robertson by Quitclaim Deed dated November 21, 2002 and recorded December 16, 2002 in Instrument #20021216-0154388, said Register's Office.

Being the same property conveyed to Johnny R. Robertson and wife, Stella M. Robertson from Bernice R. Woodard and Joann Woodard by Warranty Deed dated September 11, 1987 and recorded September 15, 1987 in Book 7352, page 356, said Register's Office. Said property further conveyed to Stella Mae Robertson from Johnny Ray Robertson pursuant to Final Decree of Divorce, Docket No. 96D-752, and in the Register's Office for said County in Book 10288, page 421, said Register's office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 706 S 16th Street, Nashville, TN 37206

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of April, 2022

GRANTOR(S)

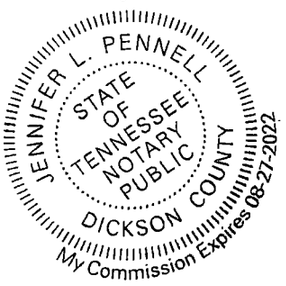
Ramin Hanai

Yaghoob Hanai

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Ramin Hanai and Yaghoob Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11 day of April, 2022.



Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____