BOX 10-B

Karen Johnson Davidson County
Batch# 848764 **DEEDWARR**
04/29/2022 03:03:53 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220429-0050260

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$600,000.00~~

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH** DAY OF **APRIL, 2022.**

_____
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REYES CONSTRUCTION INC.	**SAME**	**071-11-0-287.00**
(NAME) **3008 LOOKOUT POINT**	(NAME)	
(ADDRESS) **GREENBRIER, TN 37073**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SHIRIN ASGHARZADEH, BOTH INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MAHMOUD AFSHARI, AND KHOSROW SAEEDPOUR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REYES CONSTRUCTION INC, A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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(s) 2, as shown on the map entitled the Plan of Dickerson Road Partnership Subdivision, of record in Plan Book 6250, page 187, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MALEK FARADJISIS, MAHMOUD AFSHARI, JAMSHID MAGHAMI AND KHOSROW SAEEDPOUR, TENANTS IN COMMON, by deed from ROY LEE RIPPY, ET UX, PEGGY ANN RIPPY, of record in Book 7130, page 698, dated February 5, 1987, said Register's Office. JAMSHID MAGHAMI further conveyed his 1/4 undivided interest to MAHMOUD AFSHARI, of record in Instrument No. 20020528-0064117, dated May 24, 2002, said Register's Office. MALEK FARADJI, FORMERLY KNOWN AS MALEK FARADJISIS, UNMARRIED further conveyed his 1/4 undivided interest to KHOSROW SAEEDPOUR, of record in Instrument No. 20060711-0083220, dated July 11, 2006, said Register's Office.

MAHMOUD AFSHARI died testate on or about April 8, 2022. Said property was under contract for sale at the time of Mahmoud Afshari's death. As such, the contract becomes an executory contract. SHIRIN ASGHARZADEH has been appointed EXECUTOR OF THE ESTATE OF MAHMOUD AFSHARI pursuant to the Letters Testamentary of record in the Chancery Court for Williamson County, Tennessee, Docket No. 22PR-12338, dated April 26, 2022.

This conveyance is subject to matters on the Plan of record in Plat Book 6250, page 117, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1506B DICKERSON PIKE, NASHVILLE, TN 37207**
(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; 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 our hands this 29th day of April, 2022.

SHIRIN ~~ASGHARZADEH~~, EXECUTOR OF THE ESTATE OF MAHMOUD AFSHARI

SHIRIN ASGHARZADEH

KHOSROW SAEEDPOUR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shirin Asgharzadeh., individually and as Executor of the Estate of Mahmoud Afshari, and Khosrow Saeedpour,** the bargainors, 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 official seal at Nashville, Tennessee this 29th day of April, 2022.

My Commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON