Karen Johnson Davidson County
Batch# 849932 DEEDWARR
05/03/2022 10:32:35 AM 2 pgs
Fees: $13.00 Taxes: $2,915.60
20220503-0051135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $788,000.00

Selma Izadi
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/29/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3382

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Selma Izadi and Michael McMurray	New Owner	142-16-0C-023.00-CO
2608 South Highlands Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Yitzchok Tiechtel and Esther Tiechtel, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Selma Izadi and Michael McMurray, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 23 on the Plan of Final Plat of Devon Highlands, Phase 2 of record in Plat Book 7900, Page 517, 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 Yitzchok Tiechtel and Esther Tiechtel, husband and wife by Warranty deed from Monza Business, S.A., an International Business Company of record in Book 11103, page 219, Register's Office for Davidson County, Tennessee, dated September 2, 1998 and recorded on September 8, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2608 South Highlands Drive Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on April 29, 2022.

Yitzchok Tiechtel

Esther Tiechtel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Yitzchok Tiechtel and Esther Tiechtel, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 29, 2022.

Notary Public

My Commission Expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

File #: 2022-3382

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027