Karen Johnson Davidson County
Batch# 854319 DEEDWARR
05/12/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220512-0054857

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

K. A. A.
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2022.

Notary Public

My commission expires: 6/25/25

(Notary Stamp)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Keyhan Karam and Avin Babanzadeh	The New Owner	**147-16-0-192.00-CO**
5018 Madeline Dr		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

PV Winkle LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Keyhan Ali Karim and Avin Babanzadeh, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Plan of Fairlane Park of record in Plat Book 2331, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 91 fronts 81 feet on the east side of Madeline Drive and runs back 163 feet on the south line and 215.9 feet on the north line, which is a broken line, to a dead line measuring 102 feet.

Being the same property conveyed to Bryan Ansley and Brent Edwards by Warranty deed from Larry Ray Jones, Executor of the Estate of Raymond R. Jones, Deceased of record in Instrument No. 20141223-0117569 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on December 23, 2014.

Being the same property conveyed to PV Winkle LLC by Quitclaim deed from Bryan Ansley and Brent Edwards of record in Instrument No. 20170614-0059434 Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded on June 14, 2017.

This is **improved** property known as **5018 Madeline Dr, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of May, 2022.

PV Winkle, LLC

By: _____
BV Enterprises, LLC
By: Bryan Ansley, Member

Brent Edwards
Brent Edwards, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brent Edwards, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of PV Winkle LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this 3rd day of May, 2022.

Michelle W Locke
Notary Public

My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bryan Ansley, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of BV Enterprises, LLC who is a member of PV Winkle, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this 28th day of ~~May~~ April, 2022.

Michelle W Locke
Notary Public

My Commission Expires: 9/14/25

Lenders Title Company File No. 22-001072-525

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 3, 2022.

Affiant Signature

May 3, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of May, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025