Karen Johnson Davidson County
Batch# 862385 DEEDWARR
05/25/2022 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20220525-0060736

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226906

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$250,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

MS
Affiant

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Sworn to and subscribed before me this 9th day of May, 2022.

Notary Public
My Commission Expires: 6-18-25

WARRANTY DEED

THIS INDENTURE, made this 9th day of May, 2022, among:

ALIREZA NOURABADT, UNMARRIED, *by and through its duly appointed attorney-in-fact,* of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MATTHEW CARNEY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in the 2nd, 5th, and 6th Civil District of Davidson County, Tennessee, described as follows and combining three previous tracts:

Land described according to a survey made by E.L. Miller, Jr., & Company, dated August 8, 1968, as follows:

Beginning at a point in the center of Antioch Pike with its intersection in the center of Seven Mile Creek; thence with the center of said creek as follows: North 5 degrees 40 minutes East 46 feet; North 12 degrees 55 minutes West 153 feet; North 16 degrees 30 minutes East 187 feet; North 30 degrees 05 minutes East 50 feet and North 52 degrees 15 minutes East 89 feet to the intersection with prior location of Mill Creek, the above being a partial boundary of Tract No. 4 (Parcel H) 5th Civil District conveyed to Henry Horrell and Wilson Brazelton. d/b/a B. & H. Development Company, by Katherine B. Shumate, a widow, by deed of record in Book 4262, Page 80, Register's Office for Davidson County, containing 1.3 acres, more or less. Thence, land described according to a survey made by Z.J. Wilkerson, Surveyor, on August, 1940, as follows:

Down centerline of Mill Creek, prior to relocation, North 55 degrees 30 minutes West approximately 50 feet; thence North 5 degrees West 300 feet; thence North 15 degrees East approximately 266 feet to I-24 right-of-way, the above boundary being a partial boundary of a tract of land in the 6th Civil District conveyed to Johnny Shumate by Katherine B. Shumate by deed of record in Book 5574, page 105, and also a partial boundary of a tract of land in the 2nd Civil District described according to a survey made by John D. Kerr, Surveyor, March 24, 1951, and conveyed to B. & H. Development Company, a partnership composed of Wilson Brazelton and Henry Horrell, by deed of record in Book 4162, Page 287, Register's Office for Davidson County, containing 5.25 acres, more or less. Thence, along I-24 Southwest right-of-way with the radius of a 1 degrees curve to the right a circular distance of 639.14 feet to a point; thence, South 32 degrees 54 minutes East 343.5 feet to a point in the center of Mill Creek, prior to relocation, the above being a partial boundary of a tract of land conveyed by E.C. Vinson and wife, Mary Y. Vinson, to the State of Tennessee by deed of record in Book 2813, Page 389, Register's Office for Davidson County, with right

of access to I-24 and channel maintenance; thence, land described according to a survey made by E.L. Miller, Jr., 1963 as follows:

Continuing along I-24 right-of-way, South 32 degrees 54 minutes East 504 feet to the Northerly margin of Antioch Pike; thence, North 73 degrees 15 minutes West 264.6 feet; thence, South 16 degrees 45 minutes West 30 feet; thence, North 73 degrees 15 minutes West 250.5 feet; thence, South 16 degrees 45 minutes West 21 feet; thence, North 74 degrees 40 minutes West 337 feet; thence, South 10 degrees 50 minutes West approximately 30 feet to the centerline of Antioch Pike; thence, with the centerline of said Pike North 74 degrees 40 minutes West 100 feet to the point of beginning in the centerline of Antioch Pike. The last partial boundary is from a tract of land in the 5th Civil District conveyed to B. & H. Development Company by Andrew Jackson Post No. 1291 V.F.W. by deed of record in Book 4165, Page 49, Register's Office for Davidson County, containing 5.45 acres, more or less.

The herein described tract is bounded by I-24 right-of-way, Antioch Pike, and the prior location of Mill Creek and contains 12.0 acres, more or less. This combination description of the three said tracts by Ed F. Wheeler, surveyor and engineer.

Included in the above description by excluded therefrom is the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6568, Page 637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alireza Nourabadt, unmarried by Warranty deed from Gerges Beshay and wife, Wafaa Beshay of record in Instrument No. 20070514-0057181 Register's Office for Davidson County, Tennessee, dated May 9, 2007 and recorded on May 14, 2007.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

Being also known as 0 Antioch Pike Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Book: __202205250060735__, Page:_____, in the aforementioned Registers Office.

Alireza Nourabadt by Elnaz Rabiei Nourabadi as Attorney-in-F

Alireza Nourabadt by Elnaz Rabiel Nourabadi
as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Elnaz Rabiel Nourabadi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Alireza Nourabadt,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2022.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Matthew Carney
Address: 611 Wedgewood Ave
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 133-00-0-051.00; 133-00-0

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or 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 5/11/2022.

Date

Affiant Signature

5/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of May, 20 22.

Notary's Signature

My Commission Expires: 3.7.23

Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY