WARRANTY DEED

Karen Johnson Davidson County
Batch# 869451 DEEDWARR
06/10/2022 10:29:56 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220610-0066251

JM-CC-22-1604B

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Newsha Shaghaghi and Pamella Khazideh	**Plaza Home Mortgage, Inc**	
(NAME)	(NAME)	**081-14-0-105.00**
1604 B 24th Ave N	**9808 Scranton Rd, Ste 3000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Diego, CA 92121**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WESTPORT DEVELOPMENT & ASSOCIATES, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEWSHA SHAGHAGHI, AN UNMARRIED PERSON, AND PAMELLA KHAZIDEH, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Final Plat Re-Subdivision of the Northerly 50 feet of Lots No. 8 and 17 on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Plat at Instrument No. 20200128-0010219, 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 a portion of the same property conveyed to Westport Development & Associates, Inc. by Quitclaim deed from Gwendolyn Juanelle Biles, unmarried of record in Instrument No. 20210913-0122067 Register's Office for Davidson County, Tennessee, dated September 8, 2021 and recorded on September 13, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 421, Page 188, amended in Instrument No. 20200128-0010219, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5779, Page 126, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1604 B 24th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF MAY, 2022.

Westport Development & Associates, Inc.

BY: _____
Margarette E. Shields
Secretary/Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARGARETTE E. SHIELDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SECRETARY/VICE-PRESIDENT of WESTPORT DEVELOPMENT & ASSOCIATES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SECRETARY/VICE-PRESIDENT.

Witness my hand and official seal, this the 31st of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212