This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16966-CC

Karen Johnson Davidson County
Batch# 869507 DEEDWARR
06/10/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220610-0066348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2022.

Notary Public
My Commission Expires: 5-7-2025

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Hamid Rabiee 26 Inveraray Nashville, TN 37215	New Owner	119-10-0-192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ali Shahosseini and Zabihollah Shahhosseini, as tenants in common,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hamid Rabiee,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in the Davidson County, Tennessee, being the northerly 10 feet of Lot No. 2 and all of Lot No. 3 of Block 1 on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at the northeast corner of the property conveyed to Charles R. Mayfield and wife, by deed from Clara O. Saindon, of record in Book 1340, Page 532, in the Register's Office for said county; Thence with the westerly margin of said Avenue, northwardly 56.1 feet to the beginning of a curve; Thence around said curve in a northwesterly direction 77.4 feet to the southerly margin of Thompson Lane; thence with the southerly margin of said Lane, westwardly 101.1 feet; Thence southwardly 105 feet to the northwest corner of the Mayfield Property; thence with Mayfield's northerly line, eastwardly 150 feet to the beginning.

Being a portion of the property conveyed to Ali Shahosseini and Zabihollah Shahhosseini, as tenants in common by Quitclaim Deed from STS Property Group, L.L.C., a Tennessee limited liability company, dated February 28, 2022, recorded March 2, 2022, of record in Instrument No. 20220302-0023686, in the Register's Office for Davidson County, Tennessee.

This is improved property located at: **2901 Simmons Avenue, Nashville, TN 37211**

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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. Whenever 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, Grantor has executed this instrument on this 1st day of June, 2022.

GRANTOR:

Ali Shahosseini

Zabiholla Shahhosseini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini and Zabiholla Shahhosseini, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of June, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/01/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/01/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM