WARRANTY DEED

Karen Johnson Davidson County
Batch# 869892 DEEDWARR
06/13/2022 10:34:02 AM 2 pgs
Fees: $13.00 Taxes: $3,700.19

20220613-0066835

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,000,050.00**

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sanaz Kiani	New Owner	**Map 118-14-0 Parcel 164.01**
3712 McConnell St.	4401 Scenic Drive	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert G. Threadgill, Jr., Executor of the Estate of Dorothy P. Threadgill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sanaz Kiani, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. B on the Plan of Hoover Subdivision, of record in Book 3500, Page 17, Register's Office for Davidson County, Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Robert G. Threadgill and wife, Dorothy P. Threadgill by Deed dated November 20, 1965, from F. E. Kent and wife, Ina N. Kent of record in Book 3961, Page 11, and further conveyed to Dorothy P. Threadgill by Deed dated September 22, 1977, from Robert G. Threadgill of record in Book 5201 Page 407, Register's Office for Davidson County, Tennessee. Dorothy P. Threadgill having since died testate on January 10, 2022. Pursuant to the Last Will and Testament of Dorothy Threadgill of record in Case No. 22P375, Seventh Circuit Court of Davidson County, Tennessee (Probate Division), the said property was directed to be sold by the Executor. Robert G. Threadgill, Jr., was appointed Executor of the Estate of Dorothy Threadgill, with the authority and power to sell the property.

Conveyance of the above described property is subject to the following: 1) he Plan of record in Plat Book 3500, Page 17, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Right-of-Way for telephone lines of record in Book 382, Page 531, Register's Office of Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3712 McConnell St., Nashville, TN 37204**

BOX 10-A

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 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. 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 **10th** day of **June, 2022.**

Robert G. Threadgill, Jr., Executor

Robert G. Threadgill, Jr., Executor of the Estate of Dorothy P. Threadgill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State**, Robert G. Threadgill, Jr., Executor of the Estate of Dorothy P. Threadgill,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **June, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24