WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rashid Nowroozi	Rashid Nowroozi	09316012600
(NAME)	(NAME)	
116 Lewis Street	906 2nd Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 874822 **DEEDWARR**
06/21/2022 11:49:00 AM 5 pgs
Fees: $28.00 Taxes: $777.00

20220621-0070354

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cliffordean Woods and Ramona Perry and Ronnie Givens, Sr. and William Givens, Sr. and Deborah Jackson and Deering Spencer and William E. Brewer and John Shepherd, Jr. and Corey Shepherd and Kevin D. Shepherd and Porsha Shepherd** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rashid Nowroozi**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 124 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, pages 84 and 85 of the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Dovie Sneed, a widow, by Warranty Deed from Lilton Smith and wife, Katie Bell Smith, dated February 3, 1949 and filed of record in Book 1681, page 369, Register's Office for Davidson County, Tennessee. The said Dovie Sneed died intestate, a citizen and resident of Davidson County, Tennessee, on or about 03/05/1967. Pursuant to Affidavit of Heirship of record in Instrument No. 20220621-0070345 and 20220621-0070351 said Register's Office, the said Dovie Sneed is survived by Katie Bell Smith King. The said Katie Bell Smith King died intestate, a citizen and resident of Davidson County, Tennessee, on or about 07/29/2011. Pursuant to Affidavit of Heirship of record in Instrument No. 20220621-0070341 and 20220621-0070350 , said Register's Office, the said Katie Bell Smith King is survived by Mary Givens, Cliffordean Woods, Dorothy Brewer and Edward Givens. The said Mary Givens died intestate, a citizen and resident of Davidson County, Tennessee, on or about 09/24/2020. Pursuant to Affidavit of Heirship of record in Instrument No. 20220621-0070342 and 20220621-0070348 , said Register's Office, the said Mary Givens is survived by Ramona Perry, Ronnie Givens, Sr. and Williams Givens, Sr. The said Dorothy Brewer died intestate, a citizen and resident of Kansas City, Missouri, on or about 07/03/1965. Pursuant to Affidavit of Heirship of record in Instrument No. 20220621-0070344 and 20220621-0070349 , said Register's Office, the said Dorothy Brewer is survived by Deborah Jackson, Deering Spencer and William Brewer. The said Edward Givens died intestate, a citizen and resident of Davidson County, Tennessee, on or about 09/17/2007. Pursuant to Affidavit of Heirship of record in Instrument No. 20220621-0070343 and 20220621-0070346 , said Register's Office, the said Edward Givens is survived by John Shepherd. The said John Shepherd died intestate, a citizen and resident of Davidson County, Tennessee, on or about 05/28/2015. Pursuant to Affidavit of Heirship of record in Instrument No. 20220621-0070340 and 20220621-0070346, said Register's Office, the said John Shepherd is survived by John Shepherd, Jr., Corey Shepherd, Kevin Shepherd and Porsha Shepherd.

Unimproved ☐

This is improved ☒ property, known as 116 Lewis Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of June, 2022

Clifford Woods
Clifford Woods

Ramona Perry
~~Ramona~~ Perry

Ronnie Givens, Sr.

William Givens, Sr.

Deborah Jackson
Deborah Jackson

Deering Spencer by Deborah Jackson, Attorney In Fact
Deering Spencer by Deborah Jackson, Attorney in Fact

William E. Brewer by Deborah Jackson, Attorney In Fact
William E. Brewer by ~~Deborah~~ Jackson, Attorney in Fact

John Shepherd, Jr.

Corey Shepherd

Kevin D. Shepherd

Porsha Shepherd
Porsha Shepherd

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cliffordean Woods, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Romona Perry , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronnie Givens, Sr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Givens, Sr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Shepherd, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Corey Shepherd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kevin D. Shepherd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Porsha Shepherd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Before me personally appeared Deborah Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deering Spencer, and who acknowledged that he/she executed the same as the free act and deed of Deering Spencer.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Before me personally appeared Deborah Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Brewer, and who acknowledged that he/she executed the same as the free act and deed of William Brewer.

Witness my hand, at office, this 2nd of June, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

