THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4835-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 456,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-Co-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC M. CATHERINE CLEARWATERS DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 882919 DEEDWARR
07/01/2022 11:32:50 AM 2 pgs
Fees: $13.00 Taxes: $1,687.20

20220701-0076671

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shahrooz Beheshti	New Owner	
8652 Gauphin Place		173-09-0A-441.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Christopher David Carpenter, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shahrooz Beheshti, unmarried man**

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. 380 on the Plan of Revision to Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village of record in Plat at Instrument No. 20050617-0069532, 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 the same property conveyed to Christopher David Carpenter, a single man by Warranty deed from Christopher L. Brent, an unmarried person of record in Instrument No. 20171117-0118315 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 17, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **8652 Gauphin Place, Nashville, TN 37211**

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. 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 our hands this the 29th day of June, 2022.

Christopher David Carpenter

STATE OF OHIO
COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher David Carpenter, a single man,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of June, 2022.

My Commission expires: 3/25/27

Notary Public

DAVID L NORCIA
Notary Public
State of Ohio
My Comm. Expires
March 25, 2027