6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 883555 **DEEDWARR**
07/05/2022 08:40:16 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220705-0076981

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zobair Rahimi	Zobair Rahimi	07205007600
(NAME)	(NAME)	
4521 Saunders Avenue	4521 Saunders Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Margie Conner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zobair Rahimi,** 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 part of Lot No. 2 on the Plan of Lot No. 10 and Lots No. 21 to 26, inclusive, in C. W. Waller's Subdivision, of record in Book 547, Page 6, Register's Office of Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Oscar Lee Conner and Margie Conner, husband and wife by deed dated May 10, 1994 from Jewell C. Putty, Administratrix of The Estate of Cynthia Marguerite Talley, deceased of record in Book 9345, Page 725, Register's Office for Davidson County, Tennessee. Oscar Lee Conner has since died on August 7, 2013 and is survived by his wife, Margie Conner.

unimproved ☐

This is improved ☑ property, known as 906 Elvira Avenue, Nashville, TN 37216
(House Number) (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 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 my/our hands this 30th day of June, 2022.

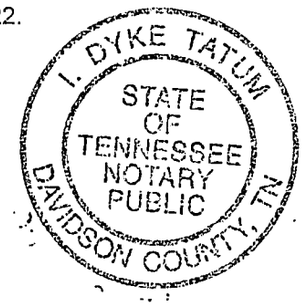
Margie Conner

State of Tennessee
County of Davidson

On this 30th day of June, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Margie Conner, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 30th day of June, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025



File No.: 22-RahimiZ