PIETRANGELO SMITH
Attorneys & Counselors

THIS INSTRUMENT PREPARED BY:
Bryan K. Smith, Attorney
Pietrangelo Smith PLC
International Place - Tower II
6410 Poplar Avenue, Suite 710
Memphis, Tennessee 38119
File No. 22168

Karen Johnson Davidson County
Batch# 885050 DEEDWARR
07/06/2022 12:51:33 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20220706-0077923

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **29th day of June, 2022**, by and between **Katherine S. Redding and husband, Javid J. Moslehi**, party of the first part, and **Richard Montgomery and Caroline Montgomery**, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Land in Davidson County, Tennessee, being the Southerly 150 feet of Lot 65, Bransford Realty Co.'s Subdivision of Westmoreland Place, of record at Book 421, Page 16, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of Lot No. 65 fronts 70 feet on the northerly side of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Katherine S. Redding by Warranty Deed of record at Instrument Number 20160705-0068286 in the Register's Office of **Davidson** County, **Tennessee**.

Title to the aforedescribed real property is vested in Katherine S. Redding. Javid J. Moslehi, husband of Katherine S. Redding for the consideration expressed herein, join for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the part of the second part, its successors and assigns, all rights, claims, and interests of every kind, character and description whatsoever which he now has or may acquire in the future by virtue of his marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of

Tennessee, but the said Javid J. Moslehi does not the join in warranties and the covenants herewith.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT 2022 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record at Plat Book 421, Page 16, in the Register's Office of Davidson County, Tennessee; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

6/21/2022

Katherine S. Redding

6/21/2022

Javid J. Moslehi

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File#: MS VRES22 2808

Property Address:
2808 West Linden Avenue
Nashville, TN 37212

Property Owner:
Caroline Montgomery and
Richard Montgomery
2808 West Linden Avenue
Nashville, TN 37212

Ward, Block & Parcel Number:
104-14-098.00

Mail tax bills to:
new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24 day of June, 2022.

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Notary Public

My Commission Expires:

7/9/24

CA Jurat Notary Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Document Name: Warranty Deed

State of California,
County of San Francisco
(County where notarization occurred)

Subscribed and sworn to (or affirmed) before me on this 21st day of June, 2022 by Katherine S. Redding and Javid J. Moslehi (name of signer(s)), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Seal)

CHIN PANG CHAN
COMM.# 2258022
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Sept. 14, 2022