Karen Johnson Davidson County
Batch# 885174 DEEDWARR
07/07/2022 08:16:46 AM 5 pgs
Fees: $28.00 Taxes: $2,247.75
20220707-0078108

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $607,500.00. Affiant Subscribed and sworn to before me, this the 27 day of May 2022. Notary Public My commission expires: 7-9-24
Neal & Harwell, PLC 1201 Demonbreun St, Ste 1000 Nashville, TN 37203 Attn: James R. Kelley	

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Shohreh Hassanzadeh 4315 Nolensville Road Nashville, TN 37211	New Owner	147-7-45

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Baba Namjoupanah and spouse, Zahra Ghadimi** owning an undivided 45% interest as tenants in common (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Shohreh Hassanzadeh ("Grantee"), her successors and assigns, certain improved real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A hereto (the "Property").

The Property is real property known as **4317 Nolensville Road, Nashville, Tennessee.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of any persons.

Grantor further quitclaims to Grantee all of Grantor's right, title and interest in the Property.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed to be effective for all purposes as of the 27th day of May, 2022.

GRANTOR:

Baba Namjoupanah

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Baba Namjoupanah**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27 day of May, 2022.

MIRKARIMZADEH ARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

NOTARY PUBLIC

My Commission Expires: 7-9-24

Zahra Ghadimi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Zahra Ghadimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 21 day of May, 2022.

ARMAN KARIMZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-09-2024

NOTARY PUBLIC

My Commission Expires: 7-9-24

Exhibit A

Legal Description

Legal Description

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of T. C. Cook's Resubdivision of part of the B. F. Cook Old Home Place, as of record in Book 547, page 163, Register's Office for said County.

Said Lots adjoin and front 100 feet on the west side of Nolensville Turnpike and runs back between lines 283.8 feet on the northerly line of Lot No. 3 and 292.9 feet on the southerly line of Lot No. 4 to a dead line in the rear on which they measure 100 feet.

Being the same property conveyed to Shohreh Hassanzadeh, Baba Namjoupanah and Zahra Ghadimi by deed from ITCO Properties of record as instrument number 20020808-0095815, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Real property taxes for 2022 and subsequent years
2. Plat of record in Plat Book 547 Page 163, RODC