Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $605,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2022.

Notary Public

My commission expires:_____

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 892444 **DEEDWARR**
07/22/2022 10:50:31 AM 4 pgs
Fees: $23.00 Taxes: $2,238.50

20220722-0084056

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Medi Siarezi and Mitra Siarezi	**New Owner**	**129-15-0-100.00**
3637 West End Avenue		
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, I,

Benjamin Eden, a single man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Medi Siarezi and Mitra Siarezi, husband and wife

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. 103 on the Plan of West Meade Highlands, Section 2 of record in Book 3700, Pages 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 103 fronts 106.45 feet on the northerly side of Highland Crest Drive and extends back between lines, measuring 178.8 feet on the easterly line and 185.7 feet on the westerly line to a line in the rear on which it measures 118.68 feet thereon.

Being the same property conveyed to Ben Eden, a married man and wife, Svetlana Kassimova Eden by Warranty Deed from Susan Limor, an unmarried woman, dated April 30, 2003, of record in Instrument No. 20030513-0064633, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Benjamin Eden by Quitclaim Deed from Svetlana Eden, dated January

25, 2017, of record in Instrument No. 20170209-0013750, Register's Office for Davidson County, Tennessee, pursuant to Decree of Divorce, Docket #16D-1898, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 3700, Pages 124 and 125, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4132, Page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as 832 Highland Crest Drive, Nashville, TN 37205

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 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 hand(s) this 10 day of July, 2022

X _____
Benjamin Eden

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Benjamin Eden, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of July, 2022.

_____
Notary Signature
My commission expires: sequent

File #: **22-439**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

מספר סידורי: 2931/2022

אימות חתימה

אני הח"מ, **רחל רייצ'ל שחר** , **נוטריון** בעלת רשיון מס. 219325, מאשרת כי:

ביום 10/07/2022 ניצב לפני במשרדי שבמען רחוב יפה נוף 64 קריית אונו, **מר בנימין עדן**, שזהותו הוכחה לי על פי דרכון של ארצות-הברית מספר **673923445**, שהונפק ביום 12/08/2021 .

ושוכנעתי כי הניצב לפני הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמך המצורף והמסומן באות "**א1-א2**".

לראיה הנני מאמתת את חתימתו של מר בנימין עדן בחתימת ידי ובחותמי, היום 10/07/2022.

שכר נוטריון: 169 ש"ח (לפני מע"מ)

שכר נוטריון: 198 ש"ח (כולל מע"מ)

חתימה וחותם הנוטריון

Serial: 2931/2022

Authentication of Signature

I, the undersigned, **RAHEL RACHEL SCHACHAR**, **Notary** holding license no. 219325, hereby certify that:

On 10/07/2022 there appeared before me at my office, located at 64 Yefe-Nof St., Kiryat-Ono, **Mr. Eden Benjamin**, whose identity has been proven to me by United-States Passport No. **673923445**, issued on 12/08/2021 .

And I was convinced that the person standing before me fully understood the significance of the action and voluntarily signed the attached document, marked "**A1-A2**".

In witness whereof I hereby authenticate the signature of Mr. Eden Benjamin by my own signature and seal, this day, 10/07/2022.

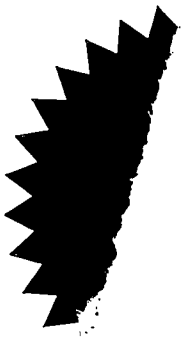
Notary fee: 169 NIS (VAT not included)

Notary fee: 198 NIS (VAT included)

Notary's Seal and Signature









APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

1. STATE OF ISRAEL This public document	מדינת ישראל מסמך ציבורי זה
2. Has been signed by	2. נחתם בידי
Advocate Rahel Rachel Schachar	עו"ד רחל רג'ל שחר
3. Acting in capacity of Notary	3. המכהן בתור נוטריון.
4. Bears the seal/stamp of the above Notary	4. נושא את החותם/החותמת של הנוטריון הנ"ל
Certified	**אושר**
5. At the Magistrates Court of Petach Tikva	5. בבית משפט השלום בפתח תקווה
6. Date _____	6. ביום _____
7. By an official appointed by Minister of Justice under the Notaries Law, 1976.	7. על ידי מי שמונה בידי שר המשפטים לפי חוק הנוטריונים, התשל"ו - 1976
8. Serial number 2535941b	8. מס' סידורי 2535941b
9. Seal/Stamp	9. החותם / החותמת
10. Signature	10. חתימה

11-07-2022

בית משפט השלום בפתח תקווה * Magistrates Court of Petach Tikva *

KARIN CHAZAN PETAH TIKVA