Karen Johnson Davidson County
Batch# 897034 DEEDWARR
08/01/2022 02:13:16 PM 2 pgs
Fees: $13.00 Taxes: $601.25

20220801-0087396

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faranz Esmaeili	New Owner	075-06-0-130
(NAME) P.O. Box 301	(NAME)	
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(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, WE,

DOUGLAS HUHLEIN, A SINGLE MAN,

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

FARANZ ESMAEILI,

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:

Being all of Lot 5, Section 5, Hermitage Estates, as recorded in Book 4175, Page 67, Register's Office, Davidson County, Tennessee, reference hereby made for a more complete description thereof.

Being the same property conveyed to Douglas G. Huhlein, a single man, and Gilbert P. Huhlein, Sr. and Isabella A. Huhlein, husband and wife, by Warranty Deed from Janet H. Yates, unmarried, dated November 30, 1995 and recorded on December 1, 1995, of record in Book 9874, page 758, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated January 7, 2002, recorded January 18, 2002, of record in Inst. No. 20020118-0008098, said Register's Office, Gilbert P. Huhlein, Sr. and wife, Isabella A. Huhlein, conveyed their interest in subject property to The Huhlein Sr. Family Trust, a Revocable Living Trust dated the 7th day of January 2002, Gilbert P. Huhlein, Sr. and Isabella Ann Huhlein, Co-Trustees. By Quitclaim Deed, dated January 16, 2003, recorded January 29, 2003, of record in Inst. No. 20030129-0012337, said Register's Office, Gilbert P. Huhlein, Sr., individually and as Co-Trustee of The Huhlein Sr. Family Trust and Isabella Ann Huhlein, individually and as Co-Trustee of The Huhlein Sr. Family Trust conveyed their interest in subject property to Douglas Huhlein.

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.

LT&E File #19466

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 hand(s) this 28 day of July, 2022

Douglas Huhlein by Michael Huhlein
Douglas Huhlein by Michael Huhlein, his Attorney-In-Fact

ALEXIA M. NEAL NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Michael Huhlein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Douglas Huhlein and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Douglas Huhlein.

Witness my hand, at office, this 28th day of July, 2022.

Alexia M. Neal
Notary Signature
My commission expires: 3.23.2026