Karen Johnson Davidson County
Batch# 905604 DEEDWARR
08/19/2022 02:24:24 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60
20220819-0094117

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62782
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Farnaz Esmaeili P.O. Box 301 Brentwood, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 04305023000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$298,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lester Wayne Gragg and wife, Marjorie F. Gragg**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Farnaz Esmaeili,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 16, 17, and 18 of Woodlawn Estates of record in Book 5190, page 666, Register's Office for said County. to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lester Wayne Gragg and wife, Marjorie F. Gragg by Warranty Deed from Roger Lee Welch and wife, Elizabeth Ann Welch, dated August 31, 1989 and recorded on September 6, 1989, of record in Book 7932, page 264, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5190, page 666, said Register's Office, which Plan shows a 55 foot minimum building setback line from Bixler Avenue, and a 10 foot easement for drainage purposes along the rear line of said lot and an easement for sewer along the southerly side line; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4758, page 103, said Register's Office; and Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20170330-0030945, said Register's Office.

This is improved property, known as 636 Bixler Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 2022.

Lester Wayne Gragg

Lester Wayne Gragg

Marjorie F. Gragg

Marjorie F. Gragg

State of Tennessee

County of Davidson

On this 19th day of August, 2022, before me the undersigned authority, personally appeared Lester Wayne Gragg and Marjorie F. Gragg, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

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

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $298,000.00.

Affiant

Sworn and subscribed before me this 19th day of August, 2022.

My Commission Expires:

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

Notary