Name and Address of New Owner:
Sarah Mansoori
720 York St., 227
San Francisco, CA 94110

Send Tax Bills To:
4004 Hillsboro Pike, 216B
Nashville, TN 37215

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: Property 1:
083-10-0-006.00

Karen Johnson Davidson County
Batch# 913114 DEEDWARR
09/07/2022 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,971.10
20220907-0100286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christy Bright-Kramer and Jesse Wayne Kramer, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Mansoori, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 8 and 9 of The J.J. Tamble Tract, of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Said lots adjoin and front together 100 feet on the West side of North 16th Street and run back between parallel lines, 205 feet, more or less, to an alley.

Being the same property conveyed to John William Eagan and wife, Lillie N. Eagan, by deed from Ann Tamble Vaughn Hudson and husband, Erle White Hudson, recorded October 11, 1963 in Book 3642, Page 241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mattie E. Bright and Malcolm A. Fagan by Quitclaim Deed from John William Eagan and Lillie N. Eagan, reserving a life estate, of record in Book 7405, page 218, Register's Office for Davidson County, Tennessee, dated November 13, 1987 and recorded on November 17, 1987.

John William Eagan having deceased on April 23, 1992 and Lillie N. Eagan having deceased on July 26, 1993, thereby extinguishing said life estate.

Being the same property conveyed to Frank C. Ingraham, Trustee by Quitclaim Deed from Mattie E. Bright and Malcolm A. Eagan of record in Book 9228, page 908, Register's Office for Davidson County, Tennessee, dated January 24, 1994 and recorded on January 25, 1994 and within the same deed the said Frank C. Ingraham, Trustee conveyed his interest in the subject property to Mattie E. Bright and Donald W. Bright.
The said Donald W. Bright is deceased, having died on or about January 14, 2002, leaving Mattie E. Bright as surviving tenant by the entirety.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Mattie E. Bright of record in Instrument Number 20071018-0123613, Register's Office for Davidson County, Tennessee, dated September 14, 2007 and recorded on October 18, 2007, and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Mattie E. Bright, a life estate, and remainder in fee simple in Christy Bright
The said Mattie E. Bright is deceased, having died on or about February 7, 2022.

The said Christy Bright is now married to Jesse Wayne Kramer and known as Christy Bright-Kramer. Jesse Wayne Kramer joins in this conveyance to convey any marital interest he may have on the property described herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2022.

Christy Bright-Kramer (SEAL)

Christy Bright-Kramer

_____ (SEAL)

Jesse Wayne Kramer

State of Tennessee
County of Davidson

Personally appeared before me, Sarah Lile the undersigned, a Notary Public in and for the County and State, the within named Christy Bright-Kramer and Jesse Wayne Kramer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. Witness my hand and seal this 2nd day of September, 2022.

Notary Public

My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

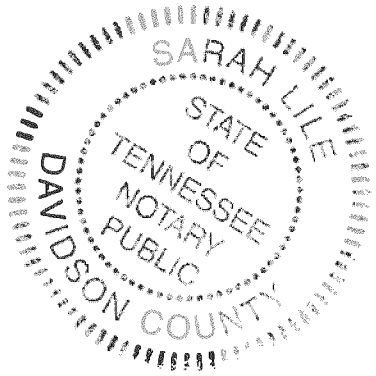
STATE OF TENNESSEE COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $803,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of September, 2022.

Notary Public
My commission expires: 5-5-2025



File No. EC-22-55

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-2-2022.

Affiant Signature

9-2-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2nd day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

