(1)

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

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $720,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2022.

Notary Public

My commission expires:_____

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

Karen Johnson Davidson County
Batch# 924219 **DEEDWARR**
10/03/2022 10:22:53 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20221003-0108635

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hamid Rabiee	**New Owner**	**119-10-0-193.00**
5907 Charlotte Pike		
Nashville, TN 37209		

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, WE,

Susan B. Howard

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

Hamid Rabiee

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 the southerly 75 feet of Lot No. 2 of Block "I", Part 2 of Woodbine Courts, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at a point 10 feet south of the northeast corner of Lot 2; thence with the westerly margin of Simmons Avenue southwardly 75 feet to the common corner of Lot Nos. 1 and 2; thence with the line between said two lots westwardly 150 feet to the southwest corner of Lot No. 2; thence northwardly 75 feet to a point 10 feet south of the northwest corner of Lot No. 2; thence eastwardly 150 feet to the westerly margin of Simmons Avenue, the point of beginning.

Being the same property conveyed to Susan B. Howard by Quitclaim Deed of record in Instrument No. 20180207-0012204, Register's Office for Davidson County, Tennessee from the Estate of Billy Ray Bowers, as directed by the Last Will and Testament of Billy Ray Bowers, Case No. 17P1774, Probate 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 conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2903 Simmons Avenue, Nashville, TN 37211

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 26th day of September, 2022

Susan B. Howard

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 26th day of September, 2022.

Notary Signature
My commission expires:



File #: **22-602**
RECORD & RETURN TO:
MCCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027