Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VM-BH-223035

Karen Johnson Davidson County
Batch# 935638 DEEDWARR
10/31/2022 11:25:40 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20221031-0117316

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT221000259

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$1,500,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Davoud Soltani and Jamshid Mohebbi**<br>9723 Turnbridge Ct.<br>Brentwood, TN 37027 | **SAME** | **119-13-0-221.00** |

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 ACKNOWLEDGED, WE,

**Gary R. Neal, Married and Terry C. Neal, Married**

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

**Davoud Soltani, married as to 30% undivided interest and Jamshid Mohebbi, unmarried, as to 70% undivided interest as tenants in common**

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 Lots Nos. 17 and 18 on the Map of College Heights, as of record in Book 332, Page 19, Register's Office for said County.**

**SAID Lot No. 17 fronts 50 feet on the west side of Nolensville Pike and runs back between parallel lines 160 feet to an alley.**

**SAID Lot No. 18 fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 160 feet to an alley.**

**INCLUDED BUT EXPRESSLY EXCLUDED from the above described Lots Nos. 17 and 18 is that portion of the property conveyed to the State of Tennessee by a Right-of-Way Deed of record in Book 1973, Page 303, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to Gary R. Neal and Terry C. Neal by Executor's Deed from Gary R. Neal, Executor of the Frank Raymond Neal Estate, dated 7/8/2022 and recorded 7/12/2022 in Instrument No. 20220712-0080125; and the same property previously conveyed to Frank R. Neal and wife, Dorthia S. Neal by Warranty Deed from Frank M. Bess, Jr. and wife, Jimmie Opal Bess, dated 10/12/1994 and recorded 10/13/1994 in Book 9492, Page 314, Register's Office for Davidson County, Tennessee. The said Dorthia S. Neal died on May 16, 2010, leaving the property vested solely in Frank R. Neal. The said Frank R. Neal (aka Frank Raymond Neal) died testate on June 17, 2021. Pursuant to his Last Will and Testament filed 2/24/2022 in Docket No. 21P2257 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, he devised his estate to his two sons, Gary Ray Neal and Terry Clyde Neal. Per Order to Probate, Gary Ray Neal was appointed as Executor.**

**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.**

This is improved ( X) property known as **3035 Nolensville Pike, Nashville, TN 37211-2338**
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 our hands this 24th day of October, 2022.

**Gary R. Neal**

**Terry C. Neal**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary R. Neal and Terry C. Neal the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 2022.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025