THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4304 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2022-09-341
Parcel ID: 132 01 0D 002.00

Karen Johnson Davidson County
Batch# 938638 DEEDWARR
11/07/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20221107-0119676

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jennifer Goldstein Hoffman and Benjamin Mark Hoffman 4102 Albert Drive, Nashville, TN 37204	Same	Map/Parcel 132 01 0D 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jamie Robinson and Sina Iranmanesh, a married couple** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jennifer Goldstein Hoffman and Benjamin Mark Hoffman, wife and husband**, ("Grantee") all of right, title and interest in and to that certain real property known as 4102 Albert Dr, Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Greerland Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Greerland Townhomes, a Horizontal Property Regime, of record in Instrument Number 20060914-0114202, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sina Iranmanesh, unmarried and Jamie Robinson, unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Courtney Whitmore, married, of record in Instrument No. 20160225-0018118, in the Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 25, 2016.

Being the same property conveyed to Sina Iranmanesh and Jamie Rene Robinson, husband and wife, by Quitclaim Deed from Sina Iranmanesh, married, and Jamie Robinson, married, of record in Instrument No. 20200618-0064806, in the Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 18, 2020.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of November, 2022.

Jamie Robinson

Sina Iranmanesh

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2022, before me personally appeared Jamie Robinson and Sina Iranmanesh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2022.

Notary Signature
My commission expires: 3/1/2025

AFFIDAVIT OF VALUE

STATE OF Tennesse)
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 985,000.00, 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 4th day of November, 2022

Notary Public
My commission expires: 05-21-2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the custodian 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 November 1st.

Date

Holly Ray

Affiant Signature

November 3, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2022.

Notary's Signature

My Commission Expires: 05·21·2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202211070119676