WARRANTY DEED

Karen Johnson Davidson County
Batch# 953557 DEEDWARR
12/20/2022 02:59:46 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00

20221220-0131557

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day December 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Milad Emadi	same as new owner	105-11-0-163
(NAME)	(NAME)	
1111 Pippin Creek Ct.		
(ADDRESS)	(ADDRESS)	
San Jose, CA 95120		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert Marken and Randy Thornton**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Milad Emadi, a single man**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 8 of Block "A" on the Plan of Subdivision of Part of The Sophia M. Neal Property on Wedgewood Avenue of record in Plat Book 1130, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Marken and Randy Thornton by Warranty Deed from Dorothy Baccus, unmarried, dated 10/26/2020, of record in Instrument 20201029-0125752, Register's Office for Davidson County, Tennessee. This is not the primary residence of the said Grantors.

This conveyance is subject to all matters shown on the plat of record in Plat Book 1130, Page 4, Easement including terms and conditions thereof as recorded in Book 4278, Page 252, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1803 Neal Terrace, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1882446
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-GR-22-1803

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8 day December 2022.

Robert Marken

State of Oregon
County of Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Marken, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of December, 2022.

Notary Public:
My Commission Expires: 1/13/2025

OFFICIAL STAMP
VANESSA LIDDELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 1007755
MY COMMISSION EXPIRES JANUARY 13, 2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8 day December 2022.

Randy Thornton

OFFICIAL STAMP
BEAU S-HART
NOTARY PUBLIC - OREGON
COMMISSION NO. 1021447
MY COMMISSION EXPIRES JANUARY 26, 2026

State of OREGON
County of DOUGLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDAL (RANDY) THORTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of December, 2022.

Notary Public:
My Commission Expires: 01/26/2026

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129