Karen Johnson Davidson County
Batch# 954401 DEEDWARR
12/22/2022 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20221222-0132049

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2022

Notary Public

File No. BC-22-3186

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pooyan Harbehband and Tabitha Harbehband	New Owner	
(NAME)	(NAME)	
509 Clearwater Drive		174-00-0-198.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Kelley W. Ernst and Zachary M. Ernst, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pooyan Harbehband and Tabitha Harbehband, as tenants by the entirety (the "Entirety Interest"), and Susan Hajizadeh, married (the "Individual Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Cane Ridge Road, being 25 feet from the centerline of said road and being the northwestern most corner of this tract, also the common corner with James D. Kieffer, said point being a P.K. nail with a metal tag stamped 1672; thence S 83 degrees 51 minutes 40 seconds E and passing a square wooden post at 23.23 feet, and then 439.83 feet further for a total distance of 463.06' to an old iron rod; thence N 82 degrees 56 minutes 47 seconds E, a distance of 73.33' to an old iron rod; thence S 84 degrees 33 minutes 29 seconds E, a distance of 126.82' to an old iron rod; thence along a fence, N 24 degrees 39 minutes 02 seconds E, a distance of 194.43' to an old iron rod; thence S 83 degrees 42 minutes 33 seconds E, a distance of 237.28' to an old iron rod at a fence corner post; thence leaving said fence, S 05 degrees 27 minutes 08 seconds W, a distance of 302.97' to a new iron rod; thence S 85 degrees 24 minutes 05 seconds W, a distance of 842.22' to a new iron rod in the margin of Cane Ridge Road; thence along said margin N 05 degrees 57 minutes 23 seconds W, a distance of 75.19' to a new iron rod being the Point of Curvature in said margin; thence around a curve to the left through a central angle 42 degrees 14 minutes 26 seconds, an arc distance of 225.39', a chord bearing of N 27 degrees 04 minutes 37 seconds W, a distance of 220.32' to the point of beginning.

Included but excluded from the above tract is a parcel containing 0.1975 acres, more or less, conveyed to Margaret K. Gilmore by Deed of record in Instrument No. 20070601-0065026, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of out conveyance.

TRACT II: Land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at the common front corner of the lands of Michael and Dianna Laughlin; of record in Instrument Number 20040602-0064608, in the Register's Office of Davidson County, Tennessee, and the lands of Margaret K. Gilmore, of record in Deed Book 10590, Page 770, said Register's Office, the same point being on the northeasterly right-of-way of Cane Ridge Road, thence along the northeasterly right-of-way of Old Cane Ridge Road (to be abandoned), following a curve to the right having a radius of 337.92 feet, a distance of 236.65 feet to a point of tangency; thence continuing along said right-of-way South 05 degrees, 32 minutes, 27 seconds East 61.6 feet to a point on the common line dividing the lands of Michael McLaughlin aforesaid, and the lands of Cane Ridge Farms, LLC of record in Deed Book 11431, Page 163, said Register's Office; thence along said dividing line South 81 degrees, 01 minutes, 58 seconds West 42.53 feet to a point on the northeasterly right-of-way of relocated Cane Ridge Road; thence along said right-of-way following a curve to the left having a radius of 575 feet, a distance of 276.30 feet to a point; thence severing the excess right-of-way as dedicated on the plan of Cane Ridge Farms Subdivision, Phase One of record in Instrument Number 200008250083988, said Register's Office, and crossing Old Cane Ridge Road (to be abandoned), North 58 degrees, 32 minutes, 51 seconds West 138.57 feet to the point of beginning, containing 0.628 acres, more or less.

TRACT III: A Tract of land in the 32nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being bounded on the north and west by a tract of land as deeded to Margaret K. Gilmore as of record in Book 10590, Page 770, Register's Office for Davidson County, Tennessee; and on the east and south by the lands of which this tract is a part, said lands belonging to Michael Laughlin and Dianna Tindell as of record in Instrument No. 20040602-0064608, Register's Office for Davidson County, Tennessee; and being more particularly described according to a boundary and partition survey prepared by: H & H Surveying, Inc. - dated May 23, 2007, Job No. 2006-055 as follows:

Commencing at an iron rod (old), in the old northeasterly right-of-way line of Cane Ridge Road (now abandoned - 50' R.O.W.) at the common westerly property corner between the aforesaid Gilmore tract and the Tindell tract; thence, S 83 degrees 33' 37" E 462.52 feet to an iron rod (old); thence, N 83 degrees 21' 50" E 73.27 feet to an iron rod (old) the true point of beginning; thence, leaving said common property line, with a new line through the property of which this tract is a part, generally with an existing woven wire fence, N 11 degrees 17' 29" W 44.06 feet to an iron rod (new); thence, leaving said line and fence, and continuing with a new line S 85 degrees 21' 08" E 155.55 feet to an iron rod (new) in the common property line between the aforesaid Gilmore tract and the Tindell tract; thence, with said common line, in part, S 25 degrees 01' 40" W 48.00 feet to an iron rod (old) at a break in said common line; thence, with said common line, in part, N 84 degrees 09' 46" W 126.76 feet to the point of beginning and containing 6168 square feet or 0.14 of an acre, more or less as calculated by the above bearings and distances.

Being the same property conveyed to Kelley W. Ernst and Zachary M. Ernst by Warranty Deed from Michael Laughlin and wife, Dianna Tindell of record in Instrument No. 20210326-0040066 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on March 26, 2021.

This is property more commonly known as 5704 Cane Ridge Road, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 20th day of December, 2022.

Kelley W. Ernst

Zachary M. Ernst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2022, before me personally appeared Kelley W. Ernst and Zachary M. Ernst, 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 20th day of December, 2022.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 20, 2022**.

Date

Affiant Signature

December 22, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **22nd** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 7/12/2024
Date

Notary's Seal (if on paper)

