WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19953-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19953-RR

Karen Johnson Davidson County
Batch# 959285 DEEDWARR
01/09/2023 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230109-0001670

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2023.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ali Shahosseini 1707 Stillwater Circle Brentwood, TN 37027	New Owner	094 01 0 311.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Doris Mears, an unmarried woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ali Shahosseini,** hereinafter called the Grantee(s), his/her/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 Lot No. 134 on the Plan of Shelby Village No. Two of record in Book 1835, Page 48, Register's Office for said County.

Said Lot No. 134 fronts 60.8 feet on the Northerly side of Fulton Street and extends back 138.1 feet on the Easterly line and 141.5 feet on the Westerly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to James Mears and wife, Doris Mears, by Warranty Deed from Malcon R. Foster and wife, Reba J. Foster, of record in Book 6331 Page 144, in the Register's Office of Davidson County, Tennessee, dated July 03, 1984, and recorded on July 03, 1984.

**The said James Mears died on February 27, 2014, leaving Doris Mears as surviving tenant by the entirety.

This is improved property located at: **1425 Fulton Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2023.

GRANTOR:

Doris Mears

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doris Mears, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2023.

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 1/9/23.

Affiant Signature

1/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of January, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires