Karen Johnson Davidson County
Batch# 960897 DEEDWARR
01/13/2023 09:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20230113-0002973

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Churchill Title Solutions, LLC, 5200 Park Road, Suite 101, Charlotte, NC 28209

Order Number: 104330TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **KEYHAN ALI KARIM** and **AVIN BABANZADEH,** husband and wife, for Three Hundred Forty-Five Thousand and No/100 Dollars ($345,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **SOMA EZZADPANAH,** married, whose address is 5018 Madeline Dr, Nashville TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Plan of Fairlane Park of record in Plat Book 2331, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 91 fronts 81 feet on the east side of Madeline Drive and runs back 163 feet on the south line and 215.9 feet on the north line, which is a broken line, to a dead line measuring 102 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 147-16-0-192.00-CO

PCL104330TNDWAR01010103

Street address of property: 5018 Madeline Drive, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20220512-0054857 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Soma Ezzadpanah, 5018 Madeline Dr, Nashville TN 37211
address

Signed this 12 day of January, 2023.

Signatures of Grantors:

Keyhan Ali Karim

Avin Babanzadeh
Avin Babanzadeh

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 12 day of January, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Keyhan Ali Karim and Avin Babanzadeh, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL104330TNDWAR01010203

Property Address: 5018 Madeline Drive, Nashville, TN 37211
Tax Parcel: 147-16-0-192.00-CO

Oath of Consideration

I or we, Avin Babanzadeh Keyhan Ali Karim, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $345,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 12 day of January, 2023.

Signatures of Affiant(s):

Avin Babanzadeh
Signature

Avin Babanzadeh Keyhan Ali Karim
Printed Name

Sworn and subscribed before me this 12 day of January, 2023

Notary Public

My Comm Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL104330TNDWAR01010303

Tennessee Certification of Electronic Document

I, Candice Weyant, 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 1-12-2023 (date of document).

Candice Weyant
Affiant Signature

1-13-2023
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 13 day of January, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL