6

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Teresa L Smith
Affiant

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

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My commission expires: 5/5/2025

Karen Johnson Davidson County
Batch# 961830 DEEDWARR
01/18/2023 08:18:41 AM 3 pgs
Fees: $18.00 Taxes: $481.00

20230118-0003917

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zobair Rahimi **Hangama Wahidi**	**New Owner**	**02516007800**
4521 Saunders Avenue		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ashley Cherie DePriest and Brent Galen DePriest, Co-Trustees of the Wilton C. DePriest Testamentary Trust for benefit of Christian Patrick DePriest and Ashley Cherie DePriest and Brent Galen DePriest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zobair Rahimi and Hangama Wahidi

HEREINAFTER CALLED THE GRANTEES, 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. 22, on the Plan of Goodlettsville Heights, Section 7, of record in Book 4175, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wilton C DePriest and wife, Linda Gayle DePriest, by Warranty Deed from Raymond R Massie and wife, Alice M Massie, dated March 15, 1976, of record in Book 5005, Page 944, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Wilton C. DePriest and Linda Gayle DePriest continued uninterrupted until the death of Linda Gayle DePriest on March 23, 2022, leaving Wilton C. DePriest the sole surviving tenant by the entirety. Wilton C. DePriest died testate on October 30, 2022, and by his Last Will and Testament, Probated in Davidson County, Tennessee Circuit Court Probate Division Docket No. 22P-2129, devised subject property to Ashley Gayle DePriest and Brent Galen DePriest, as Trustees of the Wilton C. DePriest Testamentary Trust for benefit of Christian Patrick DePriest, and Ashley Gayle DePriest and Brent Galen DePriest individually.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 0 Draper Cir, Goodlettsville, TN 37072.

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 in 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.

Wilton C. DePriest Testamentary Trust

By: Ashley Cherie DePriest, Co-Trustee Date: 1/6/2023

By: Brent Galen DePriest, Co-Trustee Date: 1/3/2023

Ashley Cherie DePriest Date: 1/6/2023

Brent Galen DePriest Date: 1/3/2023

STATE OF FL

COUNTY OF Collier

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Brent Galen DePriest with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Co-Trustee of the Wilton C DePriest Testamentary Trust and that she is authorized the Wilton C DePriest Testamentary Trust to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 09/23/2025

MELDA DUPONT
State of Florida - Notary Public
Commission # HH 178684
My Commission Expires 09/23/2025

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, a Notary Public of said County and State, Brent Galen DePriest, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 09/23/2025

MELDA DUPONT
State of Florida - Notary Public
Commission # HH 178684
My Commission Expires 09/23/2025

STATE OF Tennessee

COUNTY OF Hardin

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Ashley Cherie DePriest with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Co-Trustee of the Wilton C DePriest Testamentary Trust and that she is authorized the Wilton C DePriest Testamentary Trust to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of January, 2023.

Brandon Drake
NOTARY PUBLIC
My Commission Expires: June 30, 2026

STATE OF Tennessee

COUNTY OF Hardin

Personally appeared before me, a Notary Public of said County and State, Ashley Cherie DePriest, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2023.

Brandon Drake
NOTARY PUBLIC
My Commission Expires: June 30, 2026

BRANDON DRAKE
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY