WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2023.

Notary Public

COMMISSION EXPIRES: 7/6/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 965022 DEEDWARR
01/27/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230127-0006344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darin Rajabian Megan Goetsch	NEW OWNERS	072-10-0-188
(NAME)	(NAME)	
1128 Delmas Ave.	1128 DELMAS AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE TN 37216	
(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, **Peaches Property Management, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darin Rajabian, an unmarried man, and Megan Goetsch, an unmarried women, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 26 on the Map of Eastmoor Place of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peaches Property Management, LLC by Quitclaim Deed from Justin B. Wyatt and Jeffrey M. Clarke of record in Instrument No. 20210429-0057712, dated April 27, 2021 and recorded April 29, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1128 Delmas Ave. (House Number) (Street) | Nashville, TN (P.O. Address) (City or Town)(State) | 37216 (Postal Zip)

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, successors 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, successors 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 our hands this 25th day of January, 2023.

Peaches Property Management, LLC, a Tennessee Limited Liability Company

By: _____
Robert L. Scruggs, Authorized Agent

STATE OF TENNESSEE

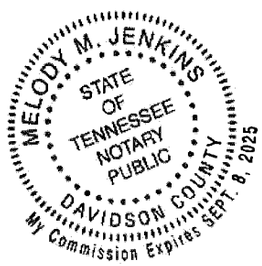
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert L. Scruggs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an **Authorized Agent of Peaches Property Management, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as an Authorized Agent.

WITNESS my hand and seal this 25th day of January, 2023.

_____
Notary Public

Commission Expires: 9.8.2025



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

, on this

202301270006344

Certificate of Authenticity

I, Elizabeth Yerger, 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 **January 25, 2023**.

Affiant Signature

January 27, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

27th day of **January**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

