# WARRANTY DEED

Karen Johnson Davidson County
Batch# 970649 DEEDWARR
02/14/2023 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230214-0010706

File No.: RES-22-1607A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
101 Lea Ave., Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric Bakhtiari and Andrew Bakhtiari | City National Bank, a National Banking Association | 105-07-3Z-001.00CO |
| (NAME) | (NAME) | |
| 613 Southgate Avenue<br>Nashville, TN 37203 | 350 South Grand Avenue<br>5th Floor<br>Los Angeles, CA 90071 | |
| (ADDRESS) | (ADDRESS) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MARTIN STREET DEVCO 1607, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ERIC BAKHTIARI AND ANDREW BAKHTIARI, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1607 Martin Street, a Horizontal Property Regime, of record in Instrument No. 20201223-0153164, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Donald Jenkins from Tammy D. McKinley, unmarried, by Warranty Deed dated August 30, 2007, recorded August 31, 2007, in Instrument No. 20070831-0104899, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Martin Street Devco 1607, GP, a Tennessee general partnership, from Donald Jenkins, by Quitclaim Deed dated December 12, 2022, recorded December 13, 2022, in Instrument No. 20221213-0129284, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1607A Martin Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this 13th day of February, 2023

Martin Street Devco 1607, GP, a Tennessee general partnership

By: _____
Adam G. Lafevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam G. LaFevor, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) described in, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Martin Street Devco 1607, GP, a Tennessee general partnership, the within named bargainor, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of February, 2023.

_____
Notary Signature
My commission expires: 10/20/2026




**RETURN TO:**

**Commerce Title & Escrow, LLC**
**101 Lea Ave., Nashville, TN 37210**
**(615) 515-7171**

## Certificate of Authenticity

I, Mackenzie Hudson, 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 February 13, 2023.

Affiant Signature

2/13/2023
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal




File No. RES-22-1607A