Karen Johnson Davidson County
Batch# 975927 DEEDWARR
03/01/2023 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20230301-0014703

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36517-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Essy Yazdani & Azimeh Azarm 4717 Nolensville Road Nashville, TN 37211	New Owner	14712005200

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **David Allen Goon and Thomas D. Rawls** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Essy Yazdani and Azimeh Azarm, husband and wife** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in the Sixth Civil District of Davidson County, Tennessee, being a portion of the lot marked "Thompson Super Market" shown on an unrecorded plan of E. L. Miller, Jr. & Co., dated October 16, 1962, more particularly described as follows:
>
> BEGINNING in the west right-of-way of Nolensville Road approximately 167 feet north of Northcrest Drive; thence, leaving said right-of-way South 56 degrees, 50 minutes West, 226 feet; thence, northwesterly 100 feet; thence, North 57 degrees 30 seconds East, 226 feet to the west right-of-way of Nolensville Road; thence, along said right-of-way, with a curve to the right having a radius of 2,622 feet, a distance of 100 feet to the POINT OF BEGINNING.
>
> Being the same property conveyed to David Allen Goon and Thomas D. Rawls by Warranty Deed dated January 19, 1996 from Edgar W. Cunningham and wife, Jean D. Cunningham and Yvonne P. Taylor, of record in Book 9923, page 11, Register's Office for Davidson County, Tennessee.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of March, 2023.

Thomas D. Rawls

David Allen Goon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas D. Rawls, the within-named bargainor, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of March, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Allen Goon, the within-named bargainor, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of March, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 14712005200. Current year taxes have been prorated at closing, and assumed by the Grantees.

3. An easement for highway purposes as set out in Book 4120, page 499, Register's Office for Davidson County, Tennessee.

4. The rights of others in and to any party wall for use in common with owner(s) of attached and appurtenant improvements.

5. All matters as shown on the Mortgage Loan Inspection prepared by John Kohl & Co., P.C., dated December 28, 1995, including without limitation a concrete pad encroaching onto the adjoining property, located on the north property line.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 March 1, 2023.

Mike Boyd, Esq.
Date: March 1, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this March 1, 2023.

JEFFREY S. BEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: July 3, 2023