WARRANTY DEED

Karen Johnson Davidson County
Batch# 977490 DEEDWARR
03/06/2023 02:23:03 PM 2 pgs
Fees: $13.00 Taxes: $1,128.13

20230306-0016007

G-KW-23-3608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
Farnaz Esmaeili	New Owner	
(NAME)	(NAME)	050-02-0-047.00
PO Box 301		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NICOLE V. STEEN, TRUSTEE OF THE PHILIP STEEN IRREVOCABLE INVESTMENT SERVICES TRUST DATED NOVEMBER 22, 2021, ITS SUCCESSOR AND ASSIGNS, A ONE-HALF (1/2) INTEREST AND PHILIP STEEN, TRUSTEE OF THE NICOLE V. STEEN IRREVOCABLE INVESTMENT SERVICES TRUST, DATED NOVEMBER 22, 2021, AND ITS SUCCESSOR AND ASSIGNS, A ONE-HALF INTEREST (1/2)**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARNAZ ESMAEILI, A SINGLE PERSON** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 42 on the Plan of Section II, Willow Creek of record in Plat Book 5200, Page 630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip A. Steen by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200716-0078437 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

Being the same property conveyed to Nicole V. Steen, Trustee of the Philip Steen Irrevocable Investment Services Trust, created November 22, 2021, its successor and assigns, a one-half (1/2) interest and Philip Steen , Trustee of the Nicole V. Steen Irrevocable Investment Services Trust, created November 22, 2021, its successor and assigns, a one-half (1/2) interest by Quitclaim Deed from Philip A. Steen of record in Instrument No. 20220308-0026566 Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on March 08, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 630, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6217, Page 959 and Book 6620, Page 858, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3608 & 3610 Willow Creek Court, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 28th DAY OF FEBRUARY, 2023.

Philip Steen Irrevocable Investment Services Trust dated November 22, 2021

BY: Nicole V. Steen
Nicole V. Steen
Trustee

Nicole V. Steen Irrevocable Investment Services Trust, dated November 22, 2021

BY: Philip Steen
Philip Steen
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE V. STEEN, TRUSTEE of PHILIP STEEN IRREVOCABLE INVESTMENT SERVICES TRUST DATED NOVEMBER 22, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP STEEN, TRUSTEE of NICOLE V. STEEN IRREVOCABLE INVESTMENT SERVICES TRUST, DATED NOVEMBER 22, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212