This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $520,000.00

Affiant Signature

Subscribed and sworn to before me on this the 2 Day of Feb. 2023

Notary Public

My Commission expires 2/26/24

DIANNE M. CHANEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

NAME AND ADDRESS OF PROPERTY OWNER:
Eric Donye Holt
311 Duke St
Nashville, TN 37207

SEND TAX BILLS TO:
Eric Donye Holt
311 Duke St.
Nashville, TN 37207

MAP AND PARCEL NUMBER: 071080N00200CO

Karen Johnson Davidson County
Batch# 978628 **DEEDWARR**
03/09/2023 08:24:24 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20230309-0016899

WARRANTY DEED
23NT00030

Effective the 22 Day of Feb. 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rachel Ekanger, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eric Holt and Parisa Samimi, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 311 Duke, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20180724-0071917, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed any by-laws; and (f) all applicable government and zoning regulations.

Being the same property as conveyed to Rachel Ekanger, unmarried by Warranty Deed from Plantation Properties, LLC, a Tennessee Limited Liability Company dated 06/19/2019 recorded 06/24/2019 in Book NA, Page NA, as Document Number 20190624-0060852, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 311 Duke St, Nashville, TN 37207-4505

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22 day of Feb., 2023

Rachel Ekanger
State of WA)
County of KING)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rachel Ekanger,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of FEB., 2023.

Notary Public

My Commission expires: 3 / 1 / 2027.

NOTARY PUBLIC
STATE OF WASHINGTON
PAUL T. STOEBE
License Number 93034
My Commission Expires 03-01-2027