RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13288-2023

Karen Johnson Davidson County
Batch# 978708 DEEDWARR
03/09/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230309-0016998

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of March 2023

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rachel Mehr and Kamran Mehr 9542 Thoroughbred Way Brentwood, TN, 37027	Same address as new owner	080-04-0-082

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HARBORVIEW CAPITAL HOLDINGS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RACHEL MEHR AND KAMRAN MEHR, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the unrecorded Plan of a subdivision by Mrs. Loula McPherson of Part of Block 3 of G.T. Sheegog's Subdivision at Bordeaux, and described according to a survey thereof made by Erle Drake, County Surveyor, February 1937, as follows:

Beginning at appoint in the southwesterly margin of Doak Avenue, 54-1/4 feet northwest from the common original line between Blots 3 and 5 of Sheegog's Subdivision, which is of record in Book 421, page 191, and being the common corner of Lots No. 15 and 167 of said unrecorded plan; thence with the line between said lots, southwesterly 150 feet to a point; thence northwesterly 60 feet to the corner of Lots No. 14 and 15; thence with the line between said lots, northeasterly 150 feet to the margin of Doak Avenue; thence with the margin of the same, southeasterly 54-1/4 feet to the beginning.

Being a portion of the same property conveyed to HarborView Capital Holdings, LLC, from Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020, by Warranty Deed dated August 17, 2022 and recorded August 24, 2022 in Instrument #20220824-0095486, said Register's Office.

Being the same property conveyed to Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020, from Rose M. Smith by Quitclaim Deed dated May 19, 2020 and recorded June 25, 2020 in Instrument #20200625-0068836, said Register's Office.

Being the same property conveyed to Rose M. Smith from Mel Martinez, Secretary of Housing and Urban Development, by Cash Deed for Tennessee, dated October 30, 2003 and recorded November 13, 2003 in Instrument #20031113-0166050, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3111 Doak Avenue, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of March, 2023

GRANTOR(S)

HarborView Capital Holdings, LLC, a Limited Liability Company

By: _____
Mark Weeks, Authorized Representative

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Charleston

Personally appeared before me, a Notary Public, Mark Weeds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged and represented that he is an Authorized Representative of HarborView Capital Holdings, LLC, and that he executed the within instrument for the purposes therein contained as said Authorized Representative, on behalf of HarborView Capital Holdings, LLC.

WITNESS my hand and seal, this the 10 day of Mar, 2023.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

KIMBERLY MILLER NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 08/02/2032

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/6/23 (date of document).

Jennifer L. Pennell

3/9/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

