Karen Johnson Davidson County
Batch# 979044 DEEDWARR
03/09/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $510.60
20230309-0017146

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-CB-23-69

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)
Hamid K. Heidari and Sima Norouzi	**NEW OWNER**	
(NAME)	(NAME)	**093-16-0-134.00**
1411 Glenrea Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JAMES A. BOLEYJACK AND WIFE, ALMA BOLEYJACK**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMID K. HEIDARI AND SIMA NOROUZI, HUSBAND AND WIFE,** 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. 164 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Book 21, Page 84, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Boleyjack and wife, Alma Boleyjack by Warranty Deed from Margaret E. Winston, Beneficiary of Thelma T. Murphy pursuant to Last Will and Testament of Thelma T. Murphy, Docket No. 00P1509, Probate Court for Davidson County, Tennessee of record in Instrument No. 20010507-0047077, Register's Office for Davidson County, Tennessee, dated May 01, 2001 and recorded on May 07, 2001.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Book 21, Page 84, 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: **69 Maury Street, Nashville, Tennessee 37210-2719**.

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 9th DAY OF MARCH, 2023.

James A. Boleyjack

Alma Boleyjack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. BOLEYJACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALMA BOLEYJACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

I, Kara Wall, 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 3/9/23 (date of document).

Affiant Signature

Date 3/9/23

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

