Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 3721

16739

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 230343855**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $824,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2023.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 11-17-2024

Karen Johnson Davidson County
Batch# 982745 DEEDWARR
03/21/2023 09:27:49 AM 2 pgs
Fees: $13.00 Taxes: $3,052.13

20230321-0020224

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kambiz Heidari and Sanaz Heidari<br>~~626 Rice Hill Rd~~ 6764 Sugar Hill Dr.<br>~~Nolensville TN 37135-9489~~ Nashville, TN. 37211 | New Owner | Tax Parcel ID No.<br>187-00-0-089-00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B Dodson and Rita B Dodson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kambiz Heidari and Sanaz Heidari, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 6 of land in the 5th Civil District of Davidson. County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor (License No. 1669) dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a nail in the center line of Kidd Road (Williamson County) being the SE corner of property of James McCanless and the SW corner of Tract No. 1 of this survey; thence with the easterly line of McCanless (fenced), N 4 deg. 50' E 1510.9 feet to a pin by a corner post being the BEGINNING of this survey, the SE corner of this tract; thence with the northerly line (fenced) of McCanless N 81 deg. 36' W 468.8 feet to a point in the fence line and N 83 deg. 35' W 693.1 feet to a pin in a fence corner being the SW corner of this tract; thence with the easterly line of Frank A. Millraney N 6 deg. 15' E 367.5 feet to a pin being the NW corner of 'this tract; thence with the southern line of Tract No. 7 of this survey S.84 deg. 23' 12" E 1,153.70 to a pin in the cul-de-sac of a 50 foot wide private road being the NE corner of this tract; thence with the westerly line of Tract No. 4 of this survey S 5 deg. 06' 49" W 400.0 feet to the beginning, containing 10.0 acres, more or less.

Included in this conveyance is a permanent easement 50 feet in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50 feet in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County.

Being the same property conveyed to Michael B. Dodson & wife, Rita B. Dodson by Warranty deed from Randall C. Michael and wife, N. Beth Michael of record in Book 10047, page 443, Register's Office for Davidson County, Tennessee, dated May 9, 1996 and recorded on May 13, 1996.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Declaration of Restrictive Covenants of record in Book 6436, Page 454, in the Register's Office for Davidson County, Tennessee; as amended by Instrument No. 20091123-0107599, said Register's Office.

Terms and conditions set forth in the Land Owners Association and Private Roadway Easement of record in Book 6436, Page 461, in the Register's Office for Davidson County, Tennessee.

Terms and conditions set forth in the Land Owners Association and Private Roadway Easement of record in Book 6444, Page 172, in the Register's Office for Davidson County, Tennessee. Overhead Line Easement of record in Book 6769, Page 194, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 626 Rice Hill Rd Nolensville TN 37135-9489

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 17th day of March, 2023.

Michael B Dodson

Rita B Dodson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B Dodson and Rita B Dodson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025