WARRANTY DEED

Karen Johnson Davidson County
Batch# 990967 DEEDWARR
04/12/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $854.70
20230412-0026927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,000.00

Ashley Ohge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF APRIL, 2023.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Touraj Soltani and Anisa Soltani	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NUMBERS
(NAME) 4057 Hollis Hill Drive	(NAME) 4057 Hollis Hill Drive	147-12-0B-010.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mahrokh Armaz, a widow** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Touraj Soltani and Anisa Soltani** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 10 on the Plan of Final Plat, Classic Meadows of record in Instrument No. 20040715-0084487 and corrected by Certificate of Correction of record in Instrument No. 20050303-0023638, 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 Touraj M. Soltani and Jamshid Mohebbi, unmarried persons, by Warranty Deed from H & B Builders, LLC of record in Instrument No. 20050607-0064633, Register's Office for Davidson County, Tennessee, dated June 01, 2005 and recorded on June 07, 2005. (Value of consideration shown in aforementioned deed $177,500.00.)

Being the same property conveyed to Touraj Malkahlifeh Soltani by Quitclaim Deed from Jamshid Mohebbi of record in Instrument No. 20120911-0082242, Register's Office for Davidson County, Tennessee, dated September 04, 2012 and recorded on September 11, 2012.

Being the same property conveyed to Vali M. Soltani and Mahrokh Armaz, husband and wife, by General Warranty Deed from Touraj Malkahlifeh Soltani of record in Instrument No. 20161028-0114399, Register's Office for Davidson County, Tennessee, dated October 11, 2016 and recorded on October 28, 2016.

The said Vali M. Soltani having since deceased on November 19, 2022, leaving Mahrokh Armaz as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4057 Hollis Hill Dr. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 11th day of April, 2023.

Mahrokh Armaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mahrokh Armaz**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of April, 2023.

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/3/25

Certificate of Authenticity

I, Holly A. Mason, 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 April 11, 2023.

Affiant Signature

4/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of April, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026