THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343831** Karen Johnson Davidson County Batch# 992712 **DEEDWARR** 04/17/2023 10 38 41 AM 2 pgs Fees $13 00 Taxes $2,627 00 20230417-0027822	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2023. Notary Public My Commission Expires WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information.
Benjamin Henry Bingham and Kristen M Rizzo 799 Rodney Drive Nashville TN 37205	New Owner	Tax Parcel ID No 115-13-0-027.00

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, **Mozhgan Mirani, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Henry Bingham and Kristen M. Rizzo, 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

Land in Davidson County, Tennessee, being Lot(s) 214, as shown on the map entitled Section Eight West Meade Hills, of record in Plat Book 3600, pages 61 and 62 and amended in Book 4000, page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to MOZHGAN MIRANI, by deed from ELVIN CARRERO and wife, ELIZABETH CARRERO, of record in Instrument No. 20151223-0129068 , dated December 21, 2015 , said Register's Office.

Sean Joseph Hegarty joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Mozhgan Mirani executed this Warranty Deed for and on behalf of herself and Sean Joseph Hegarty pursuant to a Power of Attorney recorded simultaneously herewith.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 115-13-0-027 00.

Matters shown on the Plan of record in Plat Book 3600, pages 61-62 and amended in Book 4000, page 519, said Register's Office.

This is improved property located at 799 Rodney Drive Nashville TN 37205

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, Grantor has executed this instrument on this 13th day of April, 2023.

M. Mirani
Mozhgan Mirani

Sean Joseph Hegarty by Mozhgan Mirani, his attorney in fact
Sean Joseph Hegarty by Mozhgan Mirani, his Attorney-in-Fact

STATE OF TX)

COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mozhgan Mirani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sean Joseph Hegarty and that she is authorized by Sean Joseph Hegarty to execute this instrument on his behalf.

Witness my hand, at office, this 13th day of April, 2023

VDSON
Notary Public

My Commission Expires: 12.08.2024

NOTARY PUBLIC STATE OF TEXAS
VONTRICK DAVIDSON
Notary ID #132814711
My Commission Expires
December 8, 2024