Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1003137 DEEDWARR
05/15/2023 11 12 44 AM 2 pgs
Fees $13 00 Taxes $1,076 70
20230515-0036015

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $291,000.00.

Affiant

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 12th day of May, 2023.

Notary Public
My commission expires: 10-30-24

Address of New Owner:	Send Tax Bills to:	Tax Information
Sudabeh S Rahimi	New Owner	156020094 00
798 Myhr Drive		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Rahimi, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Sudabeh S. Rahimi**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows to- wit

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 322 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, Register's Office for said County. Beginning on the southerly margin of Myhr Drive at the corner of Lots Nos. 322 and 323; thence with the Drive, easterly 95 feet to a monument; thence with the curve in a southeasterly direction 39.27 feet to a monument in the westerly margin of Goodpasture Terrace, thence with Goodpasture Terrace, southerly 115.1 feet to the corner of Lots Nos. 321 and 322; thence westerly with the line of said lots, 157 feet to a monument at the corner of Lots 323 and 322; thence with the line between said Lots, northerly 154.7 feet to the beginning.

Being the same property conveyed to John Rahimi by deed from Julie A. Klyman, of record in Instrument No. 202008050086834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is known as 798 Myhr Drive, Nashville, TN 37221.

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, her heirs, successors and assigns, forever Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 12th day of May, 2023

John Rahimi

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Rahimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand, this 12th day of May, 2023

Notary Public
State of Tennessee at Large

My Commission expires October 30, 2024

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY