Karen Johnson Davidson County
Batch# 1009299 DEEDWARR
05/31/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,874.90
20230531-0040911

Warranty Deed

THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $777,000.00. Affiant Subscribed and sworn to before me, this the 4th day of May, 2023. Notary Public My commission expires: 7.9.24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eva Goodrum Harold Cole Goodrum Adela Appleby Goodrum	New Owner(s)	155-16-0A-263.00-CO
6328 Holly Trace Way		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL TASLIMI, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVA GOODRUM, A MARRIED WOMAN, AND HAROLD COLE GOODRUM III AND ADELA APPLEBY GOODRUM, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 217 on the Plan of Traceside Section Ten Revision One, R30 Res. P.U.D, of record in Plat Book 9700, Page 827, 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 Lawrence H. Kloess, III and Karen Billions Kloess, Trustees of the Lawrence H. Kloess, III Revocable Living Trust, dated January 2, 1998 by Warranty deed from Greg S. Tuerff and Jayne E. Tuerff, husband and wife of record in Instrument No. 20161013-0108539 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 13, 2016.

Being the same property conveyed to Rachel Taslimi, married by Quitclaim deed from Lawrence H. Kloess, III and Karen Billions Kloess, Trustees of the Lawrence H. Kloess, III Revocable Living Trust, dated January 2, 1998 of record in Instrument No. 20201229-0154007 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on December 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6328 Holly Trace Way, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of May, 2023.

Rachel Taslimi

Rachel Taslimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 4th day of May, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Ali Reza Taslimi, spouse of Rachel Taslimi, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Ali Reza Taslimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 4th day of May, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

TRUE COPY CERTIFICATION

I, Thomas R Vochalt II, 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 the 13 day of MAY, 2023

Affiant Signature

5.13.23

Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13 day of MAY, 2023.

Notary Signature

My Commission Expires: 5/9/26

Notary Seal (if on paper)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026