This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20959-MF

Karen Johnson Davidson County
Batch# 1010876 DEEDWARR
06/02/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230602-0041963

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2023.

Notary Public
My Commission Expires: ~~8/15/2026~~ 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David D'attilo & Amena Thomas 1812 12th Avenue North Nashville, TN 37208	New Owner	081 07 4A 001.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ali Shahosseini, Trustee of The Zabihollah Shahhosseini Living Trust Dated November 24, 2020**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David D'attilo and Amena Thomas, husband and wife**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1812 12th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1812 12th Avenue North Townhomes, a Horizontal Property Regime, of record in Instrument No. 20211105-0147897, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ali Shahosseini, Trustee of The Zabihollah Shahhosseini Living Trust Dated November 24, 2020, by Warranty Deed from JDM Development LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210301-0025603, in the Register's Office of Davidson County, Tennessee, dated February 24, 2021 and recorded on March 01, 2021.

This is improved property located at: **1812 12th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 31st day of May, 2023.

GRANTOR:

The Zabihollah Shahhosseini Living Trust

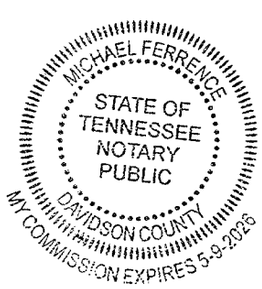
By: _____
Ali Shahosseini, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, Trustee of The Zabihhollah Shahosseini Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2023.

_____
Notary Public
My Commission expires: _____



202306020041963

Certificate of Authenticity

I, Joshua A. Terry, 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 5/31/23.

Affiant Signature – Joshua A. Terry

6/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/2/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON