(30)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1012251 DEEDWARR
06/07/2023 10 32 58 AM 4 pgs
Fees $23 00 Taxes $592 00

20230607-0043206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF June, 2023

Notary Public

My Commission Expires 10/2/23

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hamid Heidari and Sima Norouzi	Hamid Heidari and Sima Norouzi	
(NAME) 1411 Glenview Drive	(NAME) 1411 Glenview Drive	093 16 0 053 00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, WE, CAROLYN WINTERS, GLORIA NUNN, ELAINE CLARK, JOHN CLARK, GLENDA MCCOY, DOROTHEA CLARK, ANNETTE JACKSON, WALTER CLARK, JR AND WILLARD CLARK, LINDA PRICE, JEFFREY CONDREY, FREDA SANFORD, TONY BROWN, SR , VECHELLE WORKINGS, MECHELLE WEBSTER, SHA'TIKA BROWN, LEWIS BROWN III, JOI SCALES, KEN'YONA BROWN, SHAREKA BROWN AND SHATAVIA BROWN, WILLARD TYRONE CLARK, JR , STARLING EWING, JOHN WINSTON AND JERALD WINSTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAMID HEIDARI AND SIMA NOROUZI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 45 on the Map of Claiborne Plan Nashville, as of record in Plat Book 21, Pages 84 and 85, in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to Jeffery Condrey, by Warranty Deed from Ruby P Smith, a Widow, of record in Book 8280, Page 244, in the Register's Office of Davidson County, Tennessee, dated January 09, 1991 and recorded on January 23, 1991

Being the same property conveyed to Anthony L Clark, by Quit Claim Deed from Jeffery Condry, of record in Instrument No 20090102-0000279, in the Register's Office of Davidson County, Tennessee, dated January 02, 2009 and recorded on January 02, 2009

The said Anthony L Clark died on July 16, 2020, intestate His heirs at law were siblings, Carolyn Winters, Gloria Nunn, Elaine Clark, John Clark, Robert Clark III, Annie Starnes, Walter Eugene Clark Sr , Delores Condrey, Barbara Brown, Brenda Whitmore, William Tyrone Clark, Sr, and Susie Pierce Susie Pierce is deceased and had no heirs Robert Clark III has since died leaving Glenda McCoy, Thelma Haddock and Dorothea Clark as his heirs Annie Starnes has since died leaving Annette Jackson as her heir Walter Eugene Clark, Sr has since died leaving Walter Clark, Jr and Willard Clark as his heirs Delores Condry has since died leaving Linda Price, Aldric Condrey and Jeffrey Condrey as her heirs Barbara Brown has since died leaving Freda Sanford, Tony Brown, Sr , Vechelle Workings, Mechelle Webster, Bridgett Brown and Lewis Brown, Jr as her heirs Bridgett Brown has since died leaving Sha'Tika Brown as her heir Lewis Brown Jr has since died leaving Lewis Brown III, Joi Scales, Ken'Yona Brown, Shareka Brown aka Shareka Jackson and Shatavia Brown as his heirs Willard Tyrone Clark, Sr has died leaving Willard Tyrone Clark, Jr as his heir Brenda Whitmore died leaving Starling Ewing, John Winston and Jerald Winston as her heirs Thelma Haddock conveyed her interest to Carolyn Winters, Gloria Nunn, Elaine Clark, John Clark by deed of record in Instrument No 20230607-0043178 Register's Office for Davidson County, Tennessee Aldric Condrey conveyed his interest to Carolyn Winters, Gloria Nunn, Elaine Clark, John Clark by deed of record in Instrument No 20230607-0043177, said register's office Affidavits of Heirship establishing heirship are recorded in Instrument Nos 20230607-0043179 and 20230607-0043180, said register's office

Thelma Haddock herein signed as Attorney in fact for Annette Jackson Said Power of Attorney is of record Instrument No 20230607-0043181 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Elaine Clark Said Power of Attorney is of record Instrument No 20230607-0043182 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Jeffery Condrey Said Power of Attorney is of record Instrument No 20230607-0043183 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Dorothea Clark Said Power of Attorney is of record Instrument No 20230607-0043184 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Tony Brown, Sr Said Power of Attorney is of record Instrument No 20230607-0043185 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for John Winston Said Power of Attorney is of record Instrument No 20230607-0043186 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Walter Clark Said Power of Attorney is of record Instrument No 20230607-0043187 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Starlene Ewing Said Power of Attorney is of record Instrument No 20230607-0043188 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Jerald Winston Said Power of Attorney is of record Instrument No 20230607-0043189 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Carolyn Winters Said Power of Attorney is of record Instrument No 20230607-0043190 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Glenda McCoy Said Power of Attorney is of record Instrument No 20230607-0043191 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Sha'Tika Brown Said Power of Attorney is of record Instrument No 20230607-0043192 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Freda Sanford Said Power of Attorney is of record Instrument No 20230607-0043193 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Gloria Nunn Said Power of Attorney is of record Instrument No 20230607-0043194 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Vechelle Workings Said Power of Attorney is of record Instrument No 20230607-0043195 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Shatavia Brown Said Power of Attorney is of record Instrument No 20230607-0043196 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Mechelle Webster Said Power of Attorney is of record Instrument No 20230607-0043197 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Ken'Yona Brown Said Power of Attorney is of record Instrument No 20230607-0043198 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for John Clark Said Power of Attorney is of record Instrument No 20230607-0043199 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Lewis Brown, III Said Power of Attorney is of record Instrument No 20230607-0043200 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Linda Price Said Power of Attorney is of record Instrument No 20230607-0043201 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Joi Scales Said Power of Attorney is of record Instrument No 20230607-0043202 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Willard Clark Said Power of Attorney is of record Instrument No 20230607-0043203 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Willard Tyrone Clark, Jr Said Power of Attorney is of record Instrument No 20230607-0043204 in the Registers office for Davidson County, Tennessee

Thelma Haddock herein signed as Attorney in fact for Shareka Jackson Said Power of Attorney is of record Instrument No 20230607-0043205 in the Registers office for Davidson County, Tennessee

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

unimproved
This is x property, known as 32 Green Street, Nashville, TN 37210
improved

(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 5th day of June, 2023

Annette Jackson BY Thelma Haddock, Attorney in Fact

Elaine Clark BY Thelma Haddock, Attorney in Fact

Jeffery Condrey BY Thelma Haddock, Attorney in Fact

~~Dorthea~~ Dorothea Clark BY Thelma Haddock, Attorney in Fact

Tony Brown, Sr BY Thelma Haddock, Attorney in Fact

John Winston BY Thelma Haddock, Attorney in Fact

Walter Clark, Jr BY Thelma Haddock, Attorney in Fact

Starlene Ewing BY Thelma Haddock, Attorney in Fact

Jerald Winston BY Thelma Haddock, Attorney in Fact

Carolyn Winters BY Thelma Haddock, Attorney in Fact

Glenda McCoy BY Thelma Haddock, Attorney in Fact

Sha'Tika Brown BY Thelma Haddock, Attorney in Fact

Freda Sanford BY Thelma Haddock, Attorney in Fact

Gloria Nunn BY Thelma Haddock, Attorney in Fact

Vechelle Workings BY Thelma Haddock, Attorney in Fact

Shatavia Brown BY Thelma Haddock, Attorney in Fact

Mechelle Webster BY Thelma Haddock, Attorney in Fact

Ken'Yona Brown BY Thelma Haddock, Attorney in Fact

John Clark BY Thelma Haddock, Attorney in Fact

Lewis Brown III BY Thelma Haddock, Attorney in Fact

Linda Price BY Thelma Haddock, Attorney in Fact

Joi Scales BY Thelma Haddock, Attorney in Fact

Willard Clark BY Thelma Haddock, Attorney in Fact

Willard Tyrone Clark, Jr BY Thelma Haddock, Attorney in Fact

Shareka Jackson BY Thelma Haddock, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of June, 2023, before me personally appeared **Thelma Haddock,** to me known to be the person who executed the foregoing instrument on behalf of **Annette Jackson, Elaine Clark, Jeffery Condrey, ~~Dorthea~~ Dorthea Clark, Tony Brown, Sr , John Winston, Walter Clark, Jr., Starlene Ewing, Jerald Winston, Carolyn Winters, Glenda McCoy, Sha'Tika Brown, Freda Sanford, Gloria Nunn, Vechelle Workings, Shatavia Brown, Mechelle Webster, Ken'Yona Brown, John Clark, Lewis Brown III, Linda Price, Joi Scales, Willard Clark, Willard Tyrone Clark, Jr., and Shareka Jackson** and acknowledged that she executed the same as the free act and deed of **Annette Jackson, Elaine Clark, Jeffery Condrey, Dorthea Clark, Tony Brown, Sr., John Winston, Walter Clark, Jr., Starlene Ewing, Jerald Winston, Carolyn Winters, Glenda McCoy, Sha'Tika Brown, Freda Sanford, Gloria Nunn, Vechelle Workings, Shatavia Brown, Mechelle Webster, Ken'Yona Brown, John Clark, Lewis Brown III, Linda Price, Joi Scales, Willard Clark, Willard Tyrone Clark, Jr., and Shareka Jackson.**

WITNESS my hand and seal this 5th day of June, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/2/23