WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013867 DEEDWARR
06/12/2023 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230612-0044344

File No. DH-23-4728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Agha Payam, LLC	Same as	
(NAME)	(NAME)	
325 Yorkshire Circle	New Owner	070-08-0-153.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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, I/we, **Anna Marie Webb, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Agha Payam, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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:

Land in Davidson County, Tennessee, being the Southerly part of Lots Nos. 96 through 102 on the map of part of Free Silver Plan of record in Book 161, Page 76, Register's Office for said County.

Said parts of said lots adjoin and front together 188.1 feet on the South side of Trinity Lane and runs back between lines 43.3 feet on the West line of Lot No. 96, and 102 feet on the East line of Lot No. 102, to an alley in the rear on which they measure 175 feet.

Being the same property conveyed to Ronald B. Webb, Sr. and wife, Anna Marie Webb by Warranty Deed from James D. Campbell and wife, Bernice Campbell of record in Book 9675, page 621, Register's Office for Davidson County, Tennessee, dated May 16, 1995 and recorded on May 18, 1995.

Said Ronald B. Webb, Sr. died May 5, 2017 vesting Anna Marie Webb as the surviving tenant.

This is property more commonly known as 706 West Trinity Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 9th day of June, 2023.

Anna Marie Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2023, before me personally appeared Anna Marie Webb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 9, 2023**.

Date

D Hardwick

Affiant Signature

June 12, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026