THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6025-WE

Karen Johnson Davidson County
Batch# 1014434 **DEEDWARR**
06/13/2023 10 09 05 AM 2 pgs
Fees. $13 00 Taxes $3,108 00

20230613-0044932

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 840,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2023

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Samira Shojaee	NEW OWNER	
205 31ST Avenue North #103		104-02-0C-103 00-CO
Nashville, TN 37203		
(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, **Kevin Keeshan and Cassandra Keeshan, Trustees of the Keeshan Family 2001 Trust Dated April 7, 2001 and amended April 2, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samira Shojaee, an unmarried woman**

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 Unit No. 103, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No 20050630-0075478, amended in Instrument No 20060921-0117372, Instrument No 20061016-0128233, Instrument No 20070124-0009913, and Instrument No 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed

Being the same property conveyed to Steven L Mann and wife, Janene D Mann by Warranty Deed from Midtown Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No 20070411-0043431 Register's Office for Davidson County, Tennessee, dated April 05, 2007 and recorded on April 11, 2007

The said Steven L Mann having died on or about August 26, 2016, vesting Janene D Mann as surviving tenant

Being the same property conveyed to Janene Denise Mann, Trustee of The Janene Denise Mann Revocable Trust by Quitclaim Deed from Janene D Mann of record in Instrument No. 20170622-0062809 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 22, 2017.

Being the same property conveyed to Kevin Keeshan and Cassandra Keeshan, as Trustees of the Keeshan Family 2001 Trust Dated April 7, 2001 and amended April 2, 2019 by Warranty Deed from Janene Denise Mann, Trustee of the Janene Denise Mann Revocable Trust dated June 15, 2017, Amended and Restated January 29, 2020 of record in Instrument No 20210519-0067702 Register's Office for Davidson County, Tennessee, dated May 17, 2021 and recorded on May 19, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved __X improved property known as **205 31ST Avenue North #103, Nashville, TN 37203**

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 our hands this the 12 day of June, 2023.

Keeshan Family 2001 Trust Dated April 7, 2001 and amended April 2, 2019

BY: Kevin Keeshan, Trustee
Kevin Keeshan, Trustee

BY: Cassandra Keeshan
Cassandra Keeshan, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevin Keeshan** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Keeshan Family 2001 Trust Dated April 7, 2001 and amended April 2, 2019** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Kevin Keeshan** as such **Trustee**.

Witness my hand and official seal this the 12 day of June 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cassandra Keeshan** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Keeshan Family 2001 Trust Dated April 7, 2001 and amended April 2, 2019** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Cassandra Keeshan** as such **Trustee**.

Witness my hand and official seal this the 12 day of June 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8, 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON