Return to
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
1Le848

Karen Johnson Davidson County
Batch# 1014915 DEEDWARR
06/14/2023 09 37 18 AM 2 pgs
Fees $13 00 Taxes. $1,045.99
20230614-0045281

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,700 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/12/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3633

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mahmoud Sajjadi	**NEW OWNER**	095-10-0-011
1401 Bolomere Cove		
Brentwood TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kepley Properties, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mahmoud Sajjadi, married

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 173, Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Powell and wife, Gladys C. Powell, by deed dated 10/05/1956 and recorded 10/12/1956, from Holiday Homes Incorporated, of record in Book 2597, Page 227; Robert H. Powell died 06/28/1982, leaving Gladys C. Powell as the surviving tenant by the entirety, Gladys C. Powell died 07/27/2003, reference is hereby made to that Affidavit of Heirship of record in Instrument Nos. 20100702-0052279 and 20100702-0052280 to Wayne E. Powell, dated 07/01/2010 and recorded 07/02/2010, and being further conveyed to Kepley Properties, LLC, a Tennessee limited liability company, by deed dated 04/21/2023 and recorded 04/26/2023, from Wayne E. Powell, of record in Instrument No. 20230426-0030574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING.

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 539 Bismark Drive Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 12, 2023}

Kepley Properties, LLC, a Limited Liability Company

By: Heidi Thomas

Heidi Thomas, Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Authorized Agent of Kepley Properties, LLC, a Limited Liability Company, the within named bargainor, a limited liability company, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Agent

Witness my hand and official seal, this June 12, 2023

Chelsea Shores

Notary Public

My Commission Expires 11/28/2026

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2023-3633

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027