(4)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544597

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2023.

Notary Public
My Commission Expires: SEPTEMBER 08, 2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SABRINA SCHULHAUSER MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1015975 **DEEDWARR**
06/16/2023 10 07 36 AM 2 pgs
Fees $13 00 Taxes $7,030 00

20230616-0046056

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Harris 6108 Hill Circle Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 103 01 0D 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kamran Gavahi Kashani and Marjan Rabanni Esfahani, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Harris, Unmarried Man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B as shown on Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements, Homes on the Hill Phase II, established of record in Instrument No. 20150420-0035069, as amended in Instrument No. 20150611-0055339, and 20190208-0011993 and as Corrective in Instrument No. 20201210-0144238, 20211027-0144332, Unit as depicted in said Declaration at Instrument No. 20150611-0055339, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kamran Gavahi Kashani and Marjan Rabbani Esfahani, husband and wife, by Warranty Deed from Joseph B. Walker as Devisee under the Last Will and Testament of Toni J. Rothfuss, of record in Instrument No. 20201123-0137261, in the Register's Office of Davidson County, Tennessee, dated November 16, 2020 and recorded on November 23, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 8 and 6 of the Section V of John B. Cowden Subdivision, as recorded in Plat Book 8250, Page(s) 607 .
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150420-0035069 and as Amendment recorded in Instrument No. 20150611-0055339 and as Corrective recorded in Instrument Nos. 20201210-0144238, 20211027-0144332 and as Amendment recorded in Instrument No. 20190208-0011993.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20230426-0030743.

This is improved property located at 6108 Hill Circle Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of June, 2023.

Kamran Gavahi Kashani By Alireza Mirzadeh PoA
Kamran Gavahi Kashani by Alireza Mirzadeh, Attorney-in-Fact

Marjan Rabbani Esfahani By Alireza Mirzadeh PoA
Marjan Rabanni Esfahani by Alireza Mirzadeh, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alireza Mirzadeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kamran Gavahi Kashani and Marjan Rabanni Esfahani and that he is authorized by Kamran Gavahi Kashani and Marjan Rabanni Esfahani and to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of June, 2023.

Sabrina Schulhauser
Notary Public
My Commission Expires: _____

