Karen Johnson Davidson County
Batch# 1022517 DEEDWARR
07/05/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230705-0051227

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-2223

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2023

Notary Public

Commission Expires: 6/23/26

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21041-RR

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mahnas Najimi-Smith and The Najimi-Smith Family Trust 7332 Autumn Crossing Way Brentwood, TN 37013	New Owner	181-11-0B-070.00-CO

WARRANTY DEED

FOR AND IN 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,

Gailya D. Von Weisenstein, widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mahnas Najimi-Smith, Trustee of The Najimi-Smith Family Trust Dated May 17, 2023

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 70, The Hills at Concord Place, Phase Three (formerly known as Concord Place II, Phase 2), as shown on plat of record in Instrument No. 20071120-0136051 and described in Second Supplemental Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20071129-0138688, corrected at Instrument No. 20080714-0071815, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Von Weisenstein and Gailya D. Von Weisenstein, husband and wife by Warranty Deed from Francisco Rodriguez and Sonia

Ruiz of record in Instrument No. 20140703-0059079 Register's Office for Davidson County, Tennessee, dated July 01, 2014 and recorded on July 03, 2014. The said John W. Von Weisenstein having died on or about October 30, 2018, vesting Gailya D. Von Weisenstein as surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7332 Autumn Crossing Way, Brentwood, TN 37013

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 so 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.

Dated this the 30th day of June, 2023.

Gailya D. von Weisenstein by Thomas W. von Weisenstein, her Attorney-In-Fact

Gailya D. von Weisenstein by Thomas W. von Weisenstein, her Attorney-In-Fact

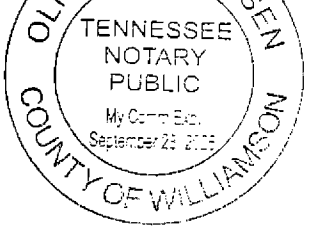
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2023, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas W. von Weisenstein** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Gailya D. von Weisenstein,** and acknowledged that as said power of attorney executed the same as her free act and deed for the purposes therein contained

Witness my hand, at office, this 30th day of June, 2023.

Olivia Mortensen

Notary Signature
My commission expires: 9/28/26



Certificate of Authenticity

I, LARRY LINN, do hereby make oath that I am 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 6/23/23.

Affiant Signature

6/23/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of JUNE, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

