Karen Johnson Davidson County
Batch# 1030116 DEEDWARR
07/24/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230724-0057004

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $400,000.00

Affiant

Subscribed and sworn before me this the 24th day of July, 2023.

Notary Public
My commission expires: 6/25/26

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. 1-23725-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hamidreza Parsa 341 CHAMBERLIN ST. NASHVILLE, TN 37209	New Owner	092-13-0 268.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JIMMY GREGORY ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND GREGORY THOMAS LAMBERTH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAMIDREZA PARSA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, Block 27 on the Map of Subdivision of Plummer Place and Part of Blocks Nos. 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Book 161, page 39 (erroneously stated as page 3 in prior deed), Register's Office for said County, to which reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 50 feet on the west side of Chamberlin formerly Center Street, and runs back between parallel lines 154 feet, more or less, to a dead line in the rear.

Being the same property conveyed to Jimmy Gregory Enterprises, LLC, by deed dated 02/13/2008, from Gregory T. Lamberth and wife, Virginia M. Lamberth, of record in Instrument No. 20080305-0022168, Register's Office for said County. The said Jimmy Gregory Enterprises having since dissolved and the sole member being Gregory Thomas Lamberth. Said property is being sold as a part of the winding up of the business pursuant to T.C.A. § 48-249-605(c). The said Gregory Thomas Lamberth joins in the conveyance to convey any and all interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 341 Chamberlin St., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 24th day of July, 2023.

Jimmy Gregory Enterprises, LLC, a Limited Liability Company

Gregory Thomas Lamberth, Sole Member

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregory Thomas Lamberth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Gregory Thomas Lamberth as such member.

Witness my hand and official seal this the 24th day of July, 2023.

My Commission Expires: 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Gregory Thomas Lamberth

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory Thomas Lamberth and, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, LARRY LUNA, 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 7/24/23.

Affiant Signature

7/24/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 24th day of JULY, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

SAWYERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires