Karen Johnson Davidson County
Batch# 1032149 DEEDWARR
07/28/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $7,698.78
20230728-0058386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

37721

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,080,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2023

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 200
Brentwood, TN 37027

File No.: 2023-0664

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Arash Gholizadeh and Emelia Genoa Gholizadeh	Arash and Emelia Gholizadeh	
(NAME)	(NAME)	
611 Georgetown Drive	611 Georgetown Drive	11507002800
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million One Hundred Thousand And No/100 Dollars ($2,100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NICOLA CLARE WHITE AND MICHAEL JOSEH SEILER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARASH GHOLIZADEH AND EMELIA GENOA GHOLIZADEH, HUSBAND AND WIFE**, 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 No. 151, on the Plan of Brook Meade, Section IV, of record Plat Book 2133, Page 93, Register's Office for Davidson County, Tennessee, to which plan

reference is hereby made for a more complete and accurate property description.

Said Lot No. 51 fronts 112.0 feet on the southerly margin of Georgetown Drive and extends back 352.5 feet on the easterly line and 352.4 feet on the westerly line to a dead line in the rear, measuring 141.0 feet thereon.

Being the same property conveyed to Nicola Clare White and Michael Joseph Seiler, husband and wife, by Deed from John Coleman Hayes, III, Married, dated June 25, 2021, of record in Instrument No. 20210628-0087461, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 611 Georgetown Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of July, 2023.

Nicola Clare White

Michael Joseph Seiler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of July, 2023, before me personally appeared Nicola Clare White and Michael Joseph Seiler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6.27.26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or 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 7/26/23 (date of document).

Affiant Signature

7/26/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY