Karen Johnson Davidson County
Batch# 1039853 DEEDWARRSP
08/18/2023 08 21 50 AM 3 pgs
Fees $18.00 Taxes $1,909 20
20230818-0064459

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 051 11 0 068.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Shawyon Nazemi, Successor Trustee of The Nazemi Family Trust 2012 u/a/d December 27, 2012, and any amendments thereto,** does hereby bargain, sell, transfer and convey unto **Ahmad R. Nazemi and Mojgan Tajik, husband and wife,** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Improved Property know as: 1254 Gallatin Pike South, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Ahmad R. Nazemi and Mojgan Tajik, husband and wife** , their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 16TH day of August, 2013.

THE NAZEMI FAMILY TRUST 2012 u/a/d DECEMBER 27, 2012

Shawyon Nazemi, Successor Trustee

By: Shawyon Nazemi, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Shawyon Nazemi, Successor Trustee of The Nazemi Family Trust 2012 u/a/d December 27, 2012, as amended, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowldged that he executed the within instrument5 in the cap0acity and for the purposes therein contained.

Witness my hand and official seal at Office, this 16TH day of August, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

My Commission Expires
3/3/26

****

NAME NEW OWNER(S):
Ahmad R. Nazemi
Mojgan Tajik
1203 Market Street
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $516,000.00

Affiant

Subscribed and sworn to before me this 16TH day of August, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

My Commission Expires
3/3/26

EXHIBIT "A" **GF#: 23681**

Legal Description

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee:

Beginning at an iron pin (old) on the West margin of Gallatin Pike, same being the common Southeast corner of the subject property and the common Northwest corner of the Newell property (Instrument #20040415-42574); thence leaving the West margin of Gallatin Pike and running North 71 degrees 39 minutes 10 seconds West 576.19 feet to an iron pin (old) located in the East margin of the L&N Railroad right of way; thence along the railroad right of way North 20 degrees 54 minutes 46 seconds East 171.42 feet to an iron pin (new); thence leaving the railroad right of way South 71 degrees 22 minutes 22 seconds East 573.04 feet to an iron pin (new), same being located in the West margin of Gallatin Pike; thence with the West margin of Gallatin Pike long a curve proceeding clockwise having a deflection angel of 05 degrees 00 minutes 15 seconds chord bearing South 19 degrees 53 minutes 05 seconds West, a radius of 1929.90 feet, a tangent length of 84.33 feet and a chord of South 19 degrees 53 minutes 05 seconds West 168.50 feet, thence along said curve an arc length of 168.56 feet to the point of beginning, containing 2.236 acres, more or less, according to a survey by Carrol Carman, Tennessee Registered Land Surveyor, dated October 19, 2005.

BEING the same property conveyed to The Nezemi Family Trust 2012 u/a/d December 27, 2012, as amended, a 50% undivided interest, and Mojgan Tajik, a married woman, a 25% undivided interest, and Ahmad Nazemi, a married man, a 25% undivided interest, to be held as joint tenants in common with no rights of survivorship, by Quitclaim Deed from H&S 1254 Properties, LLC, a Tennessee limited liability company, dated June 7, 2022, of record in Instrument No. 202206150068251, said Register's Office.