This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1041985 DEEDWARR
08/23/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230823-0066085

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $265,000

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of July 2023

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Keyhan Karam and Avin Babanzadeh
120 Sequoyah Ln
Nashville, TN 37211

SEND TAX BILLS TO:
Keyhan Karam and Avin Babanzadeh
120 Sequoyah Ln
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 11913006400

WARRANTY DEED

23NT00746

Effective the 20 Day of July, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Matthew S. Jacobs and Angela J. Jacobs, Husband and Wife as Tenants by the Entireties

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Keyhan Karam and Avin Babanzadeh, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT; LAND IN DAVIDSON COUNTY BEING LOT NO. 80 ON THE MAP OF H.G. MCNABBS SUBDIVISION, OF RECORD IN BOOK 1130 PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW S. JACOBS AND ANGELA J. JACOBS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES FROM MATTHEW S. JACOBS, UNMARRIED, BY QUITCLAIM DEED DATED 10/03/2007 AND RECORDED 10/29/2007 IN INSTRUMENT NO. 20071029-0127624, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW S. JACOBS, UNMARRIED BY DEED DATED 01/08/2003 AND RECORDED 01/10/2003 AS INSTRUMENT NUMBER 20030110-0004569 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE.

This is an improved property commonly known as: 3003 Louise Dr, Nashville, TN 37211-2314

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 20 day of July, 2023

Matthew S. Jacobs

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Matthew S. Jacobs,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 20 day of July, 2023

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Angela J. Jacobs

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Angela J. Jacobs,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 20 day of July, 2023

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, EDWARD HUNSBERGER 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 7-20-23 (date of document).

Affiant Signature

8-23-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of August, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON