Karen Johnson Davidson County
Batch# 1045033 DEEDWARR
08/31/2023 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20230831-0068469

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37800-07-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2023. Notary Public My Commission Expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jody Moody Samantha Moody 3710 Murphy Road Nashville, TN 37209	New Owner	Map and Parcel No.: 104 05 0 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Arash Gholizadeh, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jody Moody and Samantha Moody, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3710 Murphy Road, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the 31st day of August, 2023.

GRANTOR:

Arash Gholizadeh

Emelia Gholizadeh, spouse of Grantor Arash Gholizadeh, joins in the execution of this instrument for the purpose of conveying to Grantees all of her interest, marital or otherwise, in the subject property.

Emelia Gholizadeh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arash Gholizadeh and Emelia Gholizadeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arash Gholizadeh, unmarried, by Warranty Deed from Robert C. Poirier and wife, Marcelline Poirier, of record in Instrument No. 20071101-0128799, in the Register's Office of Davidson County, Tennessee, dated October 30, 2007, and recorded on November 01, 2007.

Map/Parcel #: Property 1:
104-05-0-039

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 31, 23 (date of document).

Jennifer L. Pennell

Aug 31, 23
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of Aug, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026