RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21543-KV

Karen Johnson Davidson County
Batch# 1050241 DEEDWARR
09/15/2023 09 33 51 AM 2 pgs
Fees. $13 00 Taxes $592 00

20230915-0072378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000 00

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this the 14th day of September, 2023.

Notary Public
My Commission Expires: 1-8-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Todd Hilliard and Linda Hilliard 8666 Poplar Creek Road Nashville, TN 37221	New Owner	140-00-052 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Farhad Davachi**, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Todd Hilliard and Linda Hilliard, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job # 950094, more particularly de- scribed as follows:

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point being the northeast corner of Tract 4 of the Heath Property, division not of record, and also being in the line Tract 21 of said Heath Property, division not of record; thence, leaving the line of Tract 21 and with the northerly line of Tract 4 of said division, North 87°, 00', 00", West 629 63' to an iron pin, thence, leaving the line of Tract 4 and with the northerly line of Tract 3 of the said Heath Property, division not of record, and continuing North 87°, 00', 00", West 590 00' to an iron pin; thence, leaving the northwest corner of Tract 3 and with the line of the Westinghouse Credit Property of record in Book 8230, Page 001, R 0 D C , TN, North 03°, 00', 00", East 210.00' to an iron pin, thence, leaving the Westinghouse Credit Property and with the southerly line of Tract 6 of the Heath Property, division not of record, South 87°, 00', 00", East 1331 49' to an iron pin set in the center of the aforesaid 50' joint use ingress, egress and public utility easement; thence, with the center of said easement and with the westerly line of said Tract 21 of the Heath Property division, South 31°, 02', 32", west 237.93' to the point of beginning, containing 6 15 acres, more or less

Being all of the property conveyed to Farhad Davachi, a single person, by Installment Deed from Lloyd Franklin Greene, dated August 21, 1995 and recorded on August 30, 1995, of record in Book 9778, Page 280, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST

This is unimproved property located at **8696 Poplar Creek Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 Whenever used, the singular number 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 on this ~~14th~~ 13th day of September, 2023.

GRANTOR.

~~Farhad~~ Davachi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farhad Davachi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this ~~14th~~ 13th day of September, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26