Karen Johnson Davidson County
Batch# 1052486 DEEDWARR
09/21/2023 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230921-0074277

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230800140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ahmad Azizi 215 Rollingwood Court LaVergne, TN 37086	SAME	133-08-0-071.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan W. Pelletier and Kim Elaine Wilson Pelletier, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ahmad Khalil Azizi, married

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. 60 on the Plan of Greenwood Hills Addition, Section Three, as of record in Book 5200, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 46.67 feet on the easterly margin of Heidi Court, and extends back 181.80 feet on the northerly line and 134.00 feet in the southerly line, to a line on the rear on which it measures 131.10 feet.

BEING the same property conveyed to Jonathan W. Pelletier and wife, Kim Elaine Wilson Pelletier, a one-fifth (1/5) undivided interest each, by Quitclaim Deed from Joseph G. Pelletier, dated 1/27/1999 and recorded 2/19/1999 in Book 11348, Page 166; and being the same property previously conveyed to Jonathan W. Pelletier, a one-fifth (1/5) undivided interest, by Quitclaim Deed from Joseph G. Pelletier, dated 12/31/1998 and recorded 2/19/1999 in Book 11348, Page 164; and being the same property previously conveyed to Jonathan W. Pelletier, a one-fifth (1/5) undivided interest, by Quitclaim Deed from Joseph G. Pelletier, dated 1/2/1997 and recorded 1/3/1997 in Book 10310, Page 694; and being the same property previously conveyed to Jonathan W. Pelletier, a one-fifth (1/5) undivided interest by Quitclaim Deed from Joseph G. Pelletier, dated 12/20/1996 and recorded 12/26/1996 in Book 10301, Page 477; and being the same property previously conveyed to Joseph G. Pelletier by Warranty Deed from Marbut Glenn Gaston, Jr., Trustee, dated 10/24/1980 and recorded 10/27/1980 in Book 5670, Page 41, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **704 Heidi Court, Nashville, TN 37211**
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 20th day of September, 2023.

Jonathan W. Pelletier

Kim Elaine Wilson Pelletier

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan W. Pelletier and Kim Elaine Wilson Pelletier the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 20th day of September, 2023.

Commission Expires:_____

Notary Public



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9-20-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-21-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** September **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

