WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056094 DEEDWARR
10/02/2023 11 05 28 AM 2 pgs
Fees $13 00 Taxes $997 15

20231002-0077069

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,500 00

Affiant

Subscribed and sworn to me on 09/28/23

NOTARY PUBLIC

My Commission Expires

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-TC-23-756

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO·	MAP – PARCEL #
Shahnaz Mina Ebrahimi 756 McPherson Drive Nashville, TN 37221	Same as new owner	142 14 0C 055 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elberta Express, Inc , a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Shahnaz Mina Ebrahimi, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows·

> Land in Davidson County, Tennessee, being Unit Number 19A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof
>
> Being part of the same property conveyed to Elberta Express, Inc , a Tennessee corporation, by Warranty Deed dated November 22, 2021 from David Childers, married, James Thorpe, married, recorded on December 3, 2021 in Instrument No 20211203-0160394, in the Register's Office for Davidson County, Tennessee

This is improved property known as 756 McPherson Drive, Nashville, Tennessee 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 my hand this 09/ 28 /23.

Elberta Express, Inc.

By: Brenda Lewis

Brenda Lewis

Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Brenda Lewis, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be an Authorized Agent of ELBERTA EXPRESS, INC , the within named bargainor, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC by herself as an Authorized Agent

Witness my hand and official seal on 09/ 28 /23

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026