NEW OWNER:
Houman Shirinsouei and Neda Eshragi
4736 Potomac Lane
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-388

MAP & PARCEL
119 13 0 331.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1066993 DEEDWARR
11/01/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20231101-0085339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($850,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Luis Alva,** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Houman Shirinsouei and Neda Eshragi, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A tract of land in the First Civil District of Davidson County, Tennessee, and being parts of Lots 4, 6, 7 and 59 of the Map of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 59 in Pleasant View Subdivision of Mrs. McComb's property, Nashville, Tennessee, of record in Book 843, Page 101, Register's Office of Davidson County, Tennessee and being more particularly described according to a survey made by Ragan-Smith Associates, Inc., Project No. 94-126,work order No. 4727, dated March 10, 1995.

Being the same property conveyed to Luis Alva by Quitclaim Deed from ALVA, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20120601-0047418 in the Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on June 1, 2012.

Being also known as 3028 Nolensville Pike, Nashville, TN 37211

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27th day of October, 2023.

LUIS ALVA

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Luis Alva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of October, 2023.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

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The actual consideration or value, whichever is greater, for this transfer is $ **850,000.00**.

Christy Malone-Smith

AFFIANT

Sworn to and subscribed to before me this 27th day of October, 2023.

JOSHUA T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 9/18/27

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 27, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY