Karen Johnson Davidson County
Batch# 1067611 DEEDWARR
11/02/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20231102-0085829

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16191-BW

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Elizabeth J Bame
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October 2023

Cheryl D Bolander
Notary Public

MY COMMISSION EXPIRES: 9/20/2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yunna Jiang	Same	
827 Rodney Drive		115-09-0-015.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Soghrat Soltani and Farkhondeh Siami Soltani, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yunna Jiang, a married woman**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of West Meade Hills, Section 4, of record in Book 3300, page 46, Register's Office for said County.

Said Lot No. 95 fronts 122.5 feet on the broken Westerly margin of Rodney Drive and extends back 594.2 feet on the Northerly line and 589.5 feet on the Southerly line to a dead line in the rear, measuring 75.5 feet thereon.

Being the same property conveyed to Reza Soltani and wife, Nosrat H. Soltani by Warranty Deed from Mohammed Reza Habibian and wife, Fatema Mary Habibian of record in Book 7289, page 295, Register's Office for Davidson County, Tennessee, dated July 2, 1987 and recorded on July 7, 1987.

Being the same property conveyed to Soghrat Soltani and spouse, Farkhondeh Siami Soltani, a one-half undivided interest by Quitclaim Deed from Reza Soltani and spouse, Nosrat H. Soltani of record in Book 8307, page 180, Register's Office for Davidson County, Tennessee, dated March 8, 1991 and recorded on March 11, 1991.

Being the same property conveyed to Soghrat Soltani and spouse, Farkhondeh Siami Soltani by Quitclaim Deed from Reza Soltani and spouse, Nosrat H. Soltani of record in Book 8517, page 580, Register's Office for Davidson County, Tennessee, dated December 9, 1991 and recorded on December 30, 1991.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is improved property known as **827 Rodney Drive, Nashville, TN 37205**

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 my hand this the 26 day of October, 2026.

Soghrat Soltani
Soghrat Soltani

Farkhondeh Siami Soltani by Soghrat Soltani Attorney in Fact
Farkhondeh Siami Soltani
by Soghrat Soltani, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Soghrat Soltani,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of October, 2023.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Soghrat Soltani** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Farkhondeh Siami Soltani**, as her Attorney-in-Fact, as the free act and deed of the within named **Farkhondeh Siami Soltani**.

Witness my hand and official seal this the 26 day of October, 2023.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 30, 2023.

J. Carlton Drumwright

October 30, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 30, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY