Name and Address of New Owner:
David Gilani and Fariba Gilany
562 Grand Oaks Dr. Brentwood TN 37027

Send Tax Bills To:
New Owner
562 Grand Oaks Dr. Brentwood TN 37027

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1078710 DEEDWARR
12/05/2023 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20231205-0093908

Map & Parcel No: 092-06-0-589

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ravynn's Nest, Inc., a Tennessee Corporation (AKA and erroneously referred to Ravyen's Nest, LLC)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Gilani, and Fariba Gilany,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot 49 and the southerly 10 feet of Lot 50 on the Map of Buchi's Subdivision of Lot No. 20 of McNairy Subdivision, as of record in Book 421, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ravyen's Nest, LLC., a Tennessee limited liability company by Warranty Deed from Brenda Laird, an unmarried woman, dated September 18, 2023 and filed of record in Instrument No. 20230926-0075539, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 727 26th Ave N, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2023.

Ravynn's Nest, Inc., a Tennessee Corporation

By: Sharlene Williams

Sharlene Williams, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Sharlene Williams, President of Ravynn's Nest, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Ravynn's Nest, Inc., the within named bargainor, a Corporation, and that such Sharlene Williams, President of Ravynn's Nest, Inc. as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of November, 2023.

Notary Signature

Printed Name: Connie Gill

My commission expires: 3/22/24

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of November, 2023.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 11/21/23.

Date

Affiant Signature

11/21/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of Nov., 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026