

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson
Batch # 1078965
12/06/2023 10:43:34 AM
Fees: $18.00 Taxes: $5,180.00

Davidson County
DEEDWARR
3 pgs

20231206-0094252

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damoon Ghasemnezhad	New Owner	10603002200
(NAME) 9124 Carissa Drive	(NAME)	
(ADDRESS) Brentwood, TN, 37027	(ADDRESS)	
(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,

STEPHEN D. ELKINS, TRUSTEE OF THE STEPHEN D. ELKINS REVOCABLE LIVING TRUST,

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

DAMOON GHASEMNEZHAD, A MARRIED MAN,

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:

See attached Exhibit "A" Legal Description

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 property is commonly known as: 1445 Elm Hill Pike, Nashville, TN 37210

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

LT&E File #20557

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AS-COM-23-1445

Witness my/our hand(s) this 4th day of December, 2023

The Stephen D. Elkins Revocable Living Trust

By: Stephen D Elkins
Stephen D. Elkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Stephen D. Elkins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of **The Stephen D. Elkins Revocable Living Trust**, with the authority to transfer and convey by themselves as the Trustee(s) under the said **The Stephen D. Elkins Revocable Living Trust.**

Witness my hand, at office, this 4th day of December, 2023.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A" Legal Description

Tract I:

Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Edward Trabue Lands, as of record in Minute Book I, page 190, of the United States Circuit Court at Nashville, Tennessee band being a 0.041 triangular shaped parcel described according to a survey of a Ragan-Smith-Murphy & Associated, September 4, 1985, revised May 21, 1986, Job No. 85-105, as follows:

Beginning at a point in the West right-of-way of Spence Lane, approximately 100 +/- feet South of the center line of Elm Hill Pike and being the corner of the Jamie H. Lewis, thence South with the right-of-way of Spence Lane, following a curve to the left, having aradius of 7 deg. 53' 07", a radius of 581.24 feet, a tangent of 40.06 feet, a chord of 79.93 feet, a chord bearing of South 14 deg. 13' 42" East a length of 79.99 feet to a point; thence leaving the right-of-way, South 88 deg. 01' 46" West 48.04 feet to a corner of the Jamie H. Lewis tract; thence North 19 deg. 43' 07"East 84.06 feet with the Lewis East property line to the right-of-way of Spence Lane and being the point of beginning, containing 1,803 square feet or 0.041 acre.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Trabue Lands, as of record in Minute Book I, pages 190 and 191, in the United States Circuit Court at Nashville, Tennessee, described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being the northeast corner of Lot No. 2 on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88, Register's Office for Davidson County, Tennessee; thence southwardly along the easterly line of said Lot No. 2, a distance of 150 feet to a point in said line; thence leaving said line along the northerly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from Jamie Harding Lewis, et al., of record in Book 5728, page 399, Register's Office for Davidson county, Tennessee, North 88 deg. 00' 32" East 121.88 feet to a point, in the easterly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from R. O. Rollins, Sr., et ux., of record in Book 4241, page 719, Register's Office for Davidson County, Tennessee; thence northwardly along the westerly line of the aforesaid Baltz, et al., tract, a distance of 82 feet, more or less, to a point in the westerly margin of Spence Lane; thence northwardly along the westerly margin of Spence Lane, 30.45 feet, more or less, to a point, the beginning of a curve to the left; thence northwestwardly around said curve, 37.23 feet to a point, in the southerly margin of Elm Hill Pike; thence westwardly along the southerly margin of Elm Hill Pike, 56.96 feet, more or less, to the point of beginning.

Being the same property conveyed to Stephen D. Elkins, Trustee of The Stephen D. Elkins Revocable Living Trust by Deed dated April 15, 2020 from Stephen D. Elkins, recorded September 25, 2020, in Instrument Number 20200925-0110367, in the Official Records of Davidson County, Tennessee.