Return To:
Vantage Title And Escrow, Inc.
21 Murfreesboro Pike, Suite 823
Nashville TN 37217

17091

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

MJ-P-23-6360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abbas Yavari and Lily Rabiei	**NEW OWNER**	
(NAME)	(NAME)	**115-11-0-077.00**
6360 Bresslyn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3110		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRYSTA J. GIACOBONE, TRUSTEE OF THE KRYSTA J. GIACOBONE REVOCABLE TRUST DATED OCTOBER 18, 1999,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABBAS YAVARI AND LILY RABIEI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of West Meade Farms Inc. Section "P" of record in Plat Book 2133, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Krysta J. Giacobone, Trustee of the Krysta J. Giacobone Revocable Trust Dated October 18, 1999 by Warranty Deed from Barbara A. Houchin, unmarried of record in Instrument No. 20140514-0041211 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 14, 2014.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 22, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2103, Page 279, in the Register's Office for Davidson County, Tennessee.
- The Mortgage Loan Inspection prepared by John Kohl & Co. dated September 02, 1994 shows an encroachment of a one foot stone wall on a portion of the westerly property line (maximum encroachment: one foot, more or less). As referenced in Deed of record in Book 9473, Page 254, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6360 Bresslyn Rd., Nashville, Tennessee 37205-3110**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1091394 **DEEDWARR**
01/22/2024 10:00:56 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20240122-0002984

Witness my/our hand(s) this the 12th DAY OF JANUARY, 2024.

The Krysta J. Giacobone Revocable Trust Dated October 18, 1999

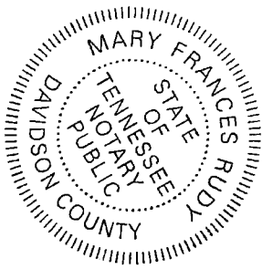
BY: Krysta J. Giacobone
Krysta J. Giacabone
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRYSTA J. GIACABONE, TRUSTEE of THE KRYSTA J. GIACOBONE REVOCABLE TRUST DATED OCTOBER 18, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of January, 2024.

Notary Public
My Commission Expires: 11-3-26
(SEAL)



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