Karen Johnson Davidson County
Batch# 1099190 DEEDWARR
02/08/2024 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240208-0008967

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$545,000.00.**

Affiant

Subscribed and sworn to before me, this the 8 day of February, 2024.

Notary Public

My commission expires: 3/3/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**LIONSGATE TITLE & ESCROW, LLC**
**1707 Fairview Boulevard, Suite 101 E**
**Fairview, TN 37062**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **HASSAN RAFIEI AND MAHBOUBEH TABIBI** | Bell Bank ~~NEW OWNERS~~ | 156-01-0D-012.00 |
| **40 Brook Glen Cv** | 5500 Wayzata Blvd #170 | |
| **Nashville, TN 37221** | Minneapolis MN 55416 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**GAY HUTSON, UNMARRIED**

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

**HASSAN RAFIEI AND MAHBOUBEH TABIBI, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled the Final Plat of Brook Glen, of record in Book 9700, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GAY HUTSON, UNMARRIED, by deed from NATHAN STEPHENS, AN UNMARRIED PERSON, of record in Instrument No. 20140528-0045726, dated May 23, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 40 Brook Glen Cv, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 7th day of February, 2024.

Gay Hutson

**GAY HUTSON**

**NOTARY ACKNOWLEDGEMENT**

State of TN )
County of WILLIAMSON)

On this 7th day of February, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared **GAY HUTSON, UNMARRIED,** personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Power of Attorney for the purposes herein set forth.

E Prophet

NOTARY PUBLIC

My Commission Expires:

3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2-8-2024 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 2-8-2024

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 8th **day of** February, 2024.

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

