Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

**Prepared By & Return To:**
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0016

Karen Johnson Davidson County
Batch # 1101774 DEEDWARR
02/16/2024 09:56:10 AM 2 pgs
Fees: $13.00 Taxes: $767.75

20240216-0010786

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2024

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Mohammad Azamtarrahian<br>515 Basswood Ave<br>Nashville, TN 37209 | Guaranteed Rate, Inc.<br>P.O. Box 29411<br>Phoenix, AZ 85038-9411 | 090-11-0A-088.00 CO |

# WARRANTY DEED

FOR AND IN 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, I/WE, **Lesli Oliver Wright, Conservator of Goldie Davis, Case No. 23P-1343, Second Circuit Court for Davidson County, Tennessee**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**Mohammad Azamtarrahian, single 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:

LAND in Davidson County, Tennessee, being Unit No. H-88 as shown on the Plat of Rock Harbor Condominium, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Master Deed in Book 6153, Page 421, as restated in Book 6162, Page 251, and amended in Book 7369, Page 206; and By-Laws of record in Book 6153, Page 448, as amended in Book 6896, Page 661, Instrument No. 20060712-0083758 and Instrument No. 20101210-0005427, in the Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Goldie Davis, an unmarried woman, by Warranty Deed from Wilda Davis, an unmarried woman, dated 3/31/2022 and recorded 4/12/2022 in Instrument No. 20220412-0042241, Register's Office for Davidson County, Tennessee.

Order of Conservatorship filed 9/19/2023 in Docket No. 23P-1343 in the Second Circuit Court for Davidson County, Tennessee, Lesli Oliver Wright was appointed as Conservator over the property of Goldie Davis (aka Goldie A. Davis). Order Approving Proposed Real Estate Contract – authorizing Lesli Oliver Wright to have full authority to execute any and all documents to effectuate the transfer, sell and closing of subject property, filed 2/7/24 in Docket No. 23P-1343, in the Second Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 515 Basswood Ave Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of February, 2024.

Lesli Oliver Wright, Conservator of Goldie Davis, Case No. 23P-1343, Second Circuit Court for Davidson County, Tennessee

BY: Lesli O. Wright, conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesli Oliver Wright, Conservator of Goldie Davis** 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 for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of February, 2024.

Cassie Pulley
Notary Public
My Commission Expires: 8/20/24

(Notary Seal)

