WARRANTY DEED

Karen Johnson
Batch # 1104962
02/27/2024 11:47:20 AM
Fees: $13.00 Taxes: $15,170.00

Davidson County
DEEDWARR
2 pgs

20240227-0013222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. Suite 202, Nashville, TN

File No.: NAS1214-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shareef Aminmadani and Desiree Aminmadani, husband and wife	Shareef Aminmadani and Desiree Aminmadani, husband and wife	131-11-0-064.00
(NAME) 4606 Benton Smith Rd	(NAME) 4606 Benton Smith Rd	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Million One Hundred Thousand And No/100 Dollars ($4,100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOUGLAS NASHVILLE INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAREEF AMINMADANI AND DESIREE AMINMADANI, HUSBAND AND WIFE,** 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 Lot No. 22 on the Plan of Section I Seven Hills of record in Plat Book 2133, Page 81 and 82, 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 Douglas Nashville Investments, LLC by Warranty Deed from Hensley Group LLC, a Tennessee limited liability company of record in Instrument No. 20220516-0055620, Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 16, 2022.

This is improved ☒ property, known as 4606 Benton Smith Rd, Nashville, TN 37215

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this the 23rd of February, 2024..

Douglas Nashville Investments, LLC

BY:_____

Lauren Perkins
Authorized Agent

State of Tennessee
County of Davidson

Before me, a Notary of the state and county mentioned, personally appear Lauren Perkins [Name of Signatory] 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 the autherorized agent (or other officer authorized to execute the instrument) of **Douglas nashville investments, LLC**, the within named bargainor, a corporation, and that such president or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Lauren Perkins.

Witness my hand, at office, this 23rd day of February, 2024.

_____
Notary's Signature
Seal

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1-4-27