RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1108919
03/08/2024 09:43:09 AM
Fees: $13.00 Taxes: $536.50

Davidson County
DEEDWARR
2 pgs

20240308-0016179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farhad Ashrafzadeh and Kianoosh Nasseh	Same as New Owner	
(NAME)	(NAME)	
104 Aspen Court		028-00-0-026.00
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42104		
(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, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARHAD ASHRAFZADEH AND KIANOOSH NASSEH, 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 more particularly described as follows:

Beginning in the center of Ridge Road at a spike located 706 feet westerly from the intersection of the center line of Ridge Road and the center line of Gray's Point Road, and running thence North 4 deg 30' West 328 feet to a pipe near a 24" oak tree; thence crossing and re-crossing a spring branch, South 66 deg 30' West 217 feet to a pipe; thence crossing said spring branch again, South 4 deg 30' East 242.2 feet to a spike in the center line of Ridge Road; thence North 83 deg East 103 feet to a spike in the center line of Ridge Road; thence South 86 deg East 104 feet to the point of beginning, containing 1.34 acres more or less.

Being the same property conveyed to Edward Wayne Reed, a single person, by deed dated August 6, 1986 from Roy Lee Shirley, Jr., and wife, Helen Ann Shirley of record in Book 6948, Page 315, Register's Office for Davidson County, Tennessee. Edward Wayne Reed having since died on February 15, 2023. Letters testamentary were issued to Derik Reed and Stephen Reed in Case Number 42CH1-2023-PR-416 in the Chancery Court for Houston County, Tennessee. See affidavits of heirship of record in Instrument No. 20240308-0016176 and Instrument No. 20240308-0016177 Register's Office for Davidson County, Tennessee, evidencing that the heirs at law of Edward Wayne Reed are Stephen Wayne Reed and Joseph Derik Reed.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed of record in Instrument No. 20240308-0016178 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5040 Ridge Rd., Joelton, TN 37080
(House Number) (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 my hand this 7th day of March, 2024

MUSIC CITY FINANCIAL, LLC

BY: N. Viddal

NOAH VIDDAL, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, and that he as such Authorized Agent of Music City Financial, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Music City Financial, LLC.

Witness my hand and official seal this 7th day of March, 2024.

Commission expires:

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

JW2024-224