Name and Address of New Owner:
Bryan David Harris and Curtis Lee Gabriel
5214 Michigan Ave
Nashville, TN 37209

Send Tax Bills To:
Bryan David Harris and Curtis Lee Gabriel
5214 Michigan Ave
Nashville, TN 37209

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1109560 DEEDWARR
03/11/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240311-0016698

Map & Parcel No: 091-07-3G-001.00 & 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Taeid Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan David Harris, and Curtis Lee Gabriel,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units A and B of the Declaration of Covenants, Conditions, and Restrictions for Homes at 5214 Michigan, a horizontal property regime with private elements, of record in Instrument #20210429-0057262, amended in Instrument #20221108-0119913, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Taeid Properties, LLC, a Tennessee limited liability company, from Mark Cummins, unmarried, by Warranty Deed dated September 25, 2020 and recorded September 25, 2020 in Instrument #20200930-0112844, said Register's Office.

Property more comonly known as 5214 Michigan Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of March, 2024.

Taeid Properties, LLC, a Tennessee Limited Liability Company

_____(SEAL)
By: Robert TaeidKashani
Its: Managing Member / authorized rep

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, mentioned, personally appeared Robert TaeidKashani, 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 Managing Member of Taeid Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, this the 8 day of March, 2024.

_____
Notary Signature
Printed Name: Jennifer L. Pennell
My commission expires:_____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on March 8, 24 (date of document).

Jennifer L. Pennell

March 11, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

