Karen Johnson Davidson County
Batch# 1110848 DEEDWARR
03/13/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240313-0017452

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249085

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$510,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of March, 2024.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of March, 2024, among:

NATHAN FRANK ADCOCK, JR. SOLE HEIR OF THE ESTATE OF LINDA SUE ADCOCK

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELNAZ RABIEI NOURABADI,
A Single Woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Candlestick Farms, Section Two, as of record in Plat Book 3500, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Violet J. Samson, a single person by deed from Gary D. Mendl and wife, Melissa Haley, dated July 3, 1992, of record in Book 8668, page 840, Register's Office for Davidson County, Tennessee. The said Violet J. Samson having since died testate on August 15, 2015, and pursuant to the Last Will and Testament of Violet Jean Samson, of record in Docket No. 15P-1534, Davidson County, Tennessee Probate Court Clerk's Office, the subject property was devised to Howard Cordell Samson, Jr. and Linda Sue Adcock. Per Court Order, Howard Cordell Samson, Jr. disclaimed his right to inherit any property or interest in the estate, leaving Linda Sue Samson Adcock as the sole beneficiary under the Will. Also, being the same property conveyed to Linda Sue Samson Adcock by deed from Linda Sue Samson Adcock, Administratrix C.T.A., dated November 15, 2015, of record in Instrument No. 20151119-0117452, Register's Office for Davidson County, Tennessee. The said Linda Sue Adcock having since died testate on March 9, 2023, and pursuant to the Last Will and Testament of Linda Sue Adcock, of record in Docket No. 23P1226, Davidson County, Tennessee Probate Court Clerk's Office, the subject property was devised to Nathan Frank Adcock, Jr.

Being commonly known as 696 Brewer Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Estate of Linda Sue Adcock

BY: _____

Nathan Frank Adcock, Jr.,
Individually and Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Nathan Frank Adcock, Jr.**, Individually and Executor of the Estate of Linda Sue Adcock, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Elnaz Rabiei Nourabadi & Alireza Rabiei
Address: 696 Brewer Drive
City, State, Zip: Nashville TN 37211

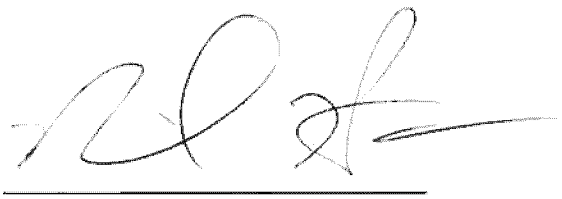
Responsible Party For Taxes:

Name: Highlands Residential MortgageLTD
Address: 950 W Bethany Drive Suite 800
City, State, Zip: Allen TX 75013

Tax ID: 147-10-169.00

Certificate of Authenticity

I, Nick Harris, 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 13, 2024.



Affiant Signature

3/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of March, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

