# WARRANTY DEED

Karen Johnson
Batch # 1111948
03/18/2024 10:07 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20240318-0018408

J-SG-24-5833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Shawyon Nazemi** | **New Owner** | |
| (NAME) **1616 West End Ave. Unit 3109** | (NAME) | **172-02-0A-015.00-CO** |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAWYON NAZEMI, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Myrtlewood Estates, Section 8, a Planned Unit Development (formerly Brentwood Oaks Expansion) of record in Plat at Instrument No. 20170918-0095179, 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 Margaret L. Wilburn, a single person by Warranty Deed from Woodland Falls Subdivision, L.P., a Tennessee limited partnership of record in Instrument No. 20181126-0114980 Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on November 26, 2018.

Being the same property conveyed to Rightway Real Estate, LLC, a Tennessee limited liability company by Warranty Deed from Margaret L. Wilburn, a single person of record in Instrument No. 20220316-0030848 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 16, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20170918-0095179, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180920-0093374, first Amendment of record at Instrument No. 20190701-0063431, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Easement of record in Instrument Number 20080118-0006026, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main of record in Book 5691, Page 548, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6489, Page 537, Book 7950, Page 224, Book 7950, Page 227, and Instrument No 19991222-0306125 and Instrument No19991222-0306126, in the Register's Office for Davidson County, Tennessee.
- Easement for Stormwater Management Facilities to Metropolitan Government of record in Instrument Number 20080227-0018946, in the Register's Office for Davidson County, Tennessee.
- Subject to 15' Private/Shared Driveway found on said plat map.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5833 Woodland Hills Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th DAY OF MARCH, 2024.

Rightway Real Estate, LLC

BY: _____
Brian Watkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WATKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RIGHTWAY REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212