WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116504 DEEDWARR
03/28/2024 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $543.90
20240328-0021723

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$147,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wolfe Investments, LLC, a Tennessee limited liability company	Same as Owner	Parcel ID: 059 15 0 156.00
(NAME) 605 Press Place #111	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Muhammad Eatebarian, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wolfe Investments, LLC, a Tennessee limited liability company**, 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. 222 of Hayes Manor Subdivision, Section II of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee. Said Lot No. 222 fronts 70 feet along the northwesterly margin of Vanderhorst Drive and extends back 135 feet between parallel lines to a 70.0 foot dead line in the rear.

Being the same property conveyed to William C. Bryant and wife, Goldie Waters Bryant from Cumberland Builders, Inc., by Warranty Deed dated May 15, 1967, recorded on May 22, 1967, in Book 4133, Page 673, in the Register's Office for Davidson County, Tennessee. The said William C. Bryant having since died, conveyed interest to her husband, Goldie Waters Bryant, as surviving tenant by the entirety.

Further being the same property conveyed to Kenneth O. Waters from Kenneth O. Waters, as Executor of the Estate of Robert Lee Waters and individually by Executor's QuitClaim Deed dated January 8, 2002, recorded on January 9, 2002, in Instrument No. 20020109-0003517, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Muhammad Eatebarian from Kenneth O. Waters by QuitClaim Deed dated February 13, 2023, recorded on February 14, 2023, in Instrument No. 20230214-0010629, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Whitney Hawkins, joins in the execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above described property by virtue of her marriage to Muhammad Eatebarian.

unimproved ☒

This is improved ☐ property, known as 714 Vanderhorst Dr., Nashville, TN 37207

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 26th day of March, 2024

Muhammad Eatebarian

Whitney Hawkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Muhammad Eatebarian and Whitney Hawkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

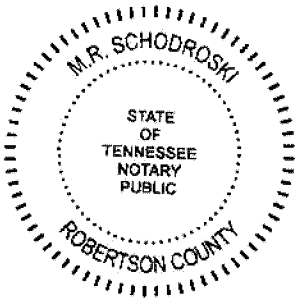
Witness my hand and official seal, this the 26th day of March, 2024.

M.R. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 26, 2024**.

Date

Tonya Loftin
Affiant Signature

March 28, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of March, 2024.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)