Karen Johnson Davidson County
Batch# 1119674 DEEDWARR
04/05/2024 01:21:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20240405-0024331

Name and Address of New Owner:
Nisar A. Mohammadi
6765 Sugar Hill Dr
Nashville, TN 37211

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24030421

Map and Parcel: 091 08 0 341.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tavis Benford and Articia Benford and Kayce Benford and Anna Benford and William Benford and Solatheus Benford**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nisar A. Mohammadi**, hereinafter called the GRANTEE, his 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. 2 of First Revision Historic Preston Taylor Homes of record in Instrument No. 20011120-0127755, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary L. Brown, a single person, by Warranty Deed filed for record on May 9, 2003 in Instrument No. 20030509-0062558, in the Register's Office of Davidson County, Tennessee. The said Mary L. Brown died intestate in 2021 leaving Tavis Benford, Articia Benford, Kayce Benford, Anna Benford, William Benford and Solatheus Benford as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. : 202404050024329 and 202404050024330, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Instrument No. 20031230-0183742; Declaration of Restrictions and Covenants To Be Imposed Upon Named Property of record in Instrument No. 20100114-0003455; All matters as set forth per plat of record in Instrument No. 20011120-0127755; Electric Transmission Easement to City of Nashville of record in Book 2092, page 367; Grant of Overhead Line Easement of record in Book 7380, page 327; All matters as set forth in Quitclaim Deed of record in Instrument No. 20020114-0005260 and Instrument No. 20000323-0029633; Subject to Requirements of Ordinance No. 084-142; Subject to City Ordinance Closing Streets and Alleys Ordinance No. 52-126; All matters of prior plat as set forth in Book 2854, page 112; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 2nd day of April, 2024.

Tavis Benford

Articia Benford

Kayce Benford

Anna Benford

William Benford

State of Tennessee

County of Rutherford

Personally appeared before me, Tavis Benford, Articia Benford, Kayce Benford, Anna Benford, and William Benford with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd of April, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Solatheus Benford

State of Tennessee

County of Davidson

Personally appeared before me, Solatheus Benford with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd of April, 2024.

Notary Public
My Commission Expires: 4·19·26

DONYETTA LARK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/19/2026
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,200.00

Affiant Signature

Subscribed and sworn to before me, this 2nd day of April, 2024.

Notary Public
My Commission Expires: _____

AFFIDAVIT

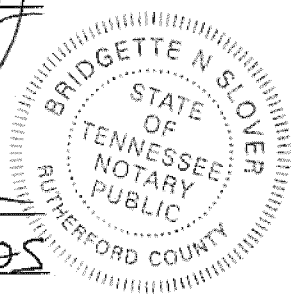
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00.

Affiant Signature

Subscribed and sworn to before me, this 2nd day of April, 2024.

Notary Public

My Commission Expires: 3/15/2025



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 4/2/24 (date of document).

Affiant Signature

4/5/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of April, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025