RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1123262 DEEDWARR
04/16/2024 09:50:48 AM 2 pgs
Fees: $13.00 Taxes: $5,920.67

20240416-0027000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,180.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF April 2024.

NOTARY PUBLIC
Pamela B. Mayberry
Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 25, 2024

(AFFIX SEAL) STATE OF TENNESSEE

PAMELA B. MAYBERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariel Yazdian	Ariel Yazdian	
(NAME)	(NAME)	
2903 Polo Club Road	2903 Polo Club Road	144 03 0 027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NANCY G. HODES AND IRWIN HODES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARIEL YAZDIAN, UNMARRIED,** 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:

Being Lot No. 41 on the plan of CHICKERING HILLS, SECTION ONE, of record in Plat Book 2331, Page 8, Register's Office for said County.

Said Lot 41 fronts 240 feet on the East side of Foxwood Road and runs back 238 feet on the North line and 293 feet on the South line, to a dead line in the rear which measures 200 feet.

Being the same property conveyed to Nancy G. Hodes, by Quitclaim Deed from Irwin Hodes, of record in Book 10123, Page 112, in the Register's Office of Davidson County, Tennessee, dated July 16, 1996 and recorded on July 17, 1996.

Being the same property conveyed to Irwin Hodes and wife, Nancy G. Hodes, by Quitclaim Deed from Nancy G. Hodes, of record in Book 7213, Page 242, in the Register's Office of Davidson County, Tennessee, dated April 17, 1987 and recorded on April 23, 1987.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1024 Foxwood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of April, 2024

Nancy G. Hodes
NANCY G. HODES

IRWIN HODES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy G. Hodes and Irwin Hodes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

PM2024-286