Karen Johnson Davidson County
Batch # 1130550 DEEDWARR
05/03/2024 08:35:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032461

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste.
Memphis, Tennessee 38018
(901) 372-5003

Map &Parcel: 171 03 0B 060.00

WARRANTY DEED

Property Address & New Owner:
HASSAN O. MERANI or
JEHAN H. MERANI, Trustees of the
MERANI REVOCABLE LIVING TRUST
641 Old Hickory Blvd, Unit 114
Brentwood, TN 37027

Mail Tax Statement to:
Hassan O. Merani
Jehan H. Merani
1313 Fort Sumter Place
Brentwood, TN 37027

The **GRANTORS, HASSAN MERANI and JEHAN MERANI, husband and wife,** as tenants in common with the rights of survivorship, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

HASSAN O. MERANI or JEHAN H. MERANI, Trustees of the MERANI REVOCABLE LIVING TRUST, dated April 15, 2024

The MERANI REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Second Revision, Phase One, Section One, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 461, 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 RANGEBAR MERANI, unmarried and HASSAN MERANI and JEHAN MERANI, husband and wife, all as tenants in common with the rights of survivorship, by Warranty Deed of record at Instrument Number 20130826-0089678 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions as shown of record.

THIS CONVEYANCE IS INTENDED TO CONVEY ONLY THE TWO-THIRDS (2/3) INTEREST OF HASSAN MERANI AND JEHAN MERANI AND DOES NOT AFFECT THE REMAINING ONE-THIRD (1/3) INTEREST IN ANY WAY.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 15th day of April, 2024, by the undersigned.

HASSAN MERANI

JEHAN MERANI

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HASSAN MERANI** and **JEHAN MERANI,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 15th day of April, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025