Advantage Title And Escrow, Inc.
1821 Murfreesboro Pike, Suite 823
Nashville TN 37217 12360

WARRANTY DEED

Karen Johnson
Batch # 1133793
05/13/2024 08:17:17 AM
Fees: $13.00 Taxes: $3,422.50

Davidson County
DEEDWARR
2 pgs

20240513-0034757

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY Expires 1-17-2024

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mojtaba Rabiei	New Owner	04305017200 04305017100
(NAME) Mojtaba Rabiei	(NAME)	
(ADDRESS) 9400 Addie Glen cir	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Parvin Vafai and Jamshid Sharifi, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mojtaba Rabiei, married,** 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, described as follows to-wit:

Parcel 1

Being Lot No. 2 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's office for Davidson County, Tennessee.

Said Lot No. 2 fronts 54 feet on the Easterly side of Gallatin Road, and runs back between parallel lines, 150 feet to a dead line in the rear.

Parcel 2

Being Lot No. 3 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's office for Davidson County, Tennessee.

Said Lot No. 3 fronts 54 feet on the Easterly side of Gallatin Road, and runs back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to Parvin Vafai and Jamshid Sharifi, by deed of record in Instrument No. 20240404-0024085 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 626 - 630 N Galltain Pike, Madison, TN 37115
(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/our hands this 10th day of May, 2024.

Parvin Vafai

Jamshid Sharifi

State of Tennessee
County of Davidson

Personally appeared before me Parvin Vafai and Jamshid Sharifi, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 17236

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024