BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1133929
05/13/2024 10:41:14 AM
Fees: $13.00 Taxes: $5,643.83

Davidson County
DEEDWARR
2 pgs

20240513-0034948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,360.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-28-2025

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
Joshua Yazdian	Joshua Yazdian	
(NAME)	(NAME)	144 07 0 004.00
2903 Polo Club Rd.	2903 Polo Club Rd.	
(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, I, **CYNTHIA HARRISON LUNA, AS TRUSTEE FOR THE CYNTHIA HARRISON LUNA REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA NAPHTALI 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of SECTION ONE CHICKERING PARK, of record in Book 2330, Page 159, as revised in Plat Book 2854, Page 22, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cynthia Harrison Luna, as Trustee of the Cynthia Harrison Luna Revocable Trust, by Quitclaim Deed from Cynthia Harrison Luna, of record in Instrument No. 20210921-0126682, in the Register's Office of Davidson County, Tennessee, dated September 16, 2021 and recorded on September 21, 2021.

Being the same property conveyed to Cynthia Harrison Luna, by Quitclaim Deed from Luther Luna, III, of record in Instrument No. 20020405-0041890, in the Register's Office of Davidson County, Tennessee, dated March 14, 2002 and recorded on April 05, 2002.

Being the same property conveyed to Luther Luna, III and wife, Cynthia Harrison Luna, by Warranty Deed from Meredith E. Flautt and wife, Mary Louise Flautts, of record in Book 9427, Page 65, in the Register's Office of Davidson County, Tennessee, dated July 28, 1994 and recorded on August 03, 1994.

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 1159 Crater Hill Dr., 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 6 day of May, 2024

CYNTHIA HARRISON LUNA, AS TRUSTEE FOR THE
CYNTHIA HARRISON LUNA REVOCABLE TRUST

BY: Cynthia Harrison Luna, Trustee

CYNTHIA HARRISON LUNA, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Cynthia Harrison Luna with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of The Cynthia Harrison Luna Revocable Trust, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 6 day of May, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public