Karen Johnson
Batch # 1139101
05/24/2024 09:36:46 AM
Fees: $13.00 Taxes: $1,184.00
Davidson County
DEEDWARR
2 pgs
20240524-0038740

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mohammed Ibrahimi **3607 Floral Drive** **Nashville, Tennessee 37211**	**Guidance Residential, LLC,** **11107 Sunset Hills Rd** **Reston, Virginia**	MAP **133** GROUP **06** PARCEL **098.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

CPHTN, LLC, a Tennessee limited liability companya Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Mohammed Ibrahimi, married,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Shady Park, of record in Book 2330, page 88; amended in Book 5632, page 809, Register's Office for Davidson County, Tennessee, plus 6 feet of the alley in the rear as per Bill 80-202, records of the Metropolitan Council of Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CPHTN, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated April 18, 2024 and filed of record April 19, 2024 in Instrument No. 20240419-0028190, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Shady Park, of record in Plat Book 2330, Page 88 and amended in Book 5632, Page 809, said Register's Office.

This is improved property known as **3607 Floral Drive, Nashville, Tennessee 37211.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohammed Ibrahimi, married, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 17th day of May 2024.

CCMHTN, ~~CCMHTN~~, LLC, a Tennessee limited liability companya Tennessee Limited Liability Company

By: Steve Chaisson, Member

STATE OF Tennessee)
COUNTY OF Wilkinson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Steve Chaisson,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Steve Chaisson, Member** of **CCMHTN, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 17th day of May 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

~~AFFIANT~~

Subscribed and sworn to before me on this 17th day of May 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY