**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7218-WE

Karen Johnson Davidson County
Batch# 1141229 DEEDWARR
05/31/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,958.00
20240531-0040536

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/28

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Farhang Heydari and Alissa Marque Heydari** | New Owners | |
| 2125 Ashwood Avenue | | 104-15-0-215.00 |
| Nashville, TN 37212 | | |
| (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, **Robert C. Jack and Whitney A. Weeks, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farhang Heydari and Alissa Marque Heydari, husband and wife**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: being lot no. 14 on the plan showing the change in the location of west Ashwood Avenue, affecting lots 12, 13, 14 and 15 in H. P. Jacob's subdivision of the Manly Tract as accepted by the Davidson County quarterly court on April 7, 1924 as of record in book 547, page 65, Register's Office for said County. said Lot no. 145 fronts 63 feet 3 inches on the southerly side of west Ashwood avenue and runs back between parallel lines, 150 feet 6 inches on the west line and 131 feet 4 inches on the east line to a dead line, and shows 60 feet on said dead line.

Being the same property conveyed to Robert C. Jack and Whitney A. Weeks by Warranty Deed from Hunter H. Connelly and Katty A Connelly fka Katty Raiszadeh of record in Instrument No. 20100831-0068976 Register's Office for Davidson County, Tennessee, dated August 27, 2010 and recorded on August 31, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 2125 Ashwood Avenue, Nashville, TN 37212

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 our hands this the 30th day of May, 2024.

Robert C. Jack

Whitney A. Weeks

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 **Robert C. Jack and Whitney A. Weeks, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2024.

My Commission expires: 11.8.27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

# Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 30, 2024 (date of document)

Regina Sullo

Affiant Signature

May 31 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 31st day of May, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202405310040536