Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17253

Karen Johnson
Batch # 1141279
05/31/2024 02:10:31 PM
Fees: $18.00 Taxes: $2,257.00

Davidson County
DEEDWARR
3 pgs

20240531-0040613

Prepared by and return to:
5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, TN 30727
File No. 2024-916

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 610,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2024

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

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nika Alviri and Faranak Alviri	SWBC Mortgage Corp	104-13-0-080.00
216 Leonard Ave Nashville, TN 37205	9311 San Pedro #100 San Antonio TX 78216	

WARRANTY DEED

For and in 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

Lane Reed Skinner, and Stanley Malcolm Skinner, Jr.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nika Alviri, an unmarried woman, and Faranak Alviri, a married woman , tenants in common with a right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of the S. W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of the S. W. Berger Home Place, as of record in Book 547, Page 106, Register's Office for said County, and being Lot No. 6 on the Map of the Subdivision of the West part of said Berger Home Place, described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1948, and described according to a more recent survey made by Wm. Collier Parrish Associates, Civil Engineers, dated October, 1962, as follows: Beginning at a point in the easterly margin of Leonard Avenue, 592.5 feet South of the southerly margin of Whitland Avenue, being the common corner of Lots 5 and 6, as shown on said plan; thence with the line between said lots, easterly 150 feet to a point; thence southerly 60 feet to a point in the northerly line of Lot No. 14 on said plan; thence with the line between Lots Nos. 6 and 14, westerly 150 feet to same, northerly 60 feet to the point of beginning.

Being the same property conveyed to Thomas M. Dorman and wife, June H. Dorman by Warranty Deed from Samuel Weingarten, unmarried of record in Book 3461, page 424, Register's Office for Davidson

County, Tennessee, dated November 05, 1962 and recorded on November 08, 1962.

The said Thomas M. Dorman having died on or about June 12, 2017, vesting June H. Dorman as surviving tenant by the entirety.

The said June Hogan Dorman having died on September 7, 2023, intestate, survived by her nephews Stanley Malcom Skinner Jr. and Lane Reed Skinner as her only heirs-at-law. See Probate file in Davidson County Probate Court as Case No. 23P2029 With reference being made to the Affidavit of Heirship of record in Instrument No. 20240520-0036995, in the Register's Office for Davidson County, Tennessee. Stanley Malcolm Skinner, Jr., as the Personal Representative of the Estate of June Hogan Dorman is joining in this conveyance to convey any Estate interest, if any, the Estate may have in this property.

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

This is improved property and the address of the herein described property is believed to be 216 Leonard Avenue, Nashville, TN 37205, but such 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 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 hands this 24th day of May, 2024.

Lane Reed Skinner

STATE OF FLORIDA
COUNTY OF Lake

On this 24 day of May, 2024, before me personally appeared Lane Reed Skinner to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of May, 2024.

Jennifer R. Johnson
Notary Signature
My commission expires: 08/29/27

JENNIFER R JOHNSON
State of Florida - Notary Public
Commission # HH 408604
My Commission Expires Aug. 29, 2027

Stanley malcolm Skinner, jr
Stanley Malcolm Skinner, Jr

STATE OF TENNESSEE
COUNTY OF Washington

On this 24th day of May, 2024, before me personally appeared Stanley Malcolm Skinner, Jr. to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2024.

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Notary Signature
My commission expires: 02/28/2026

Stanley malcolm Skinner, Jr. personal Representative of the Estate of June Hogan Dorman, deceased

Stanley Malcolm Skinner, Jr., Personal Representative
of the Estate of June Hogan Dorman, deceased

STATE OF TENNESSEE
COUNTY OF Washington

On this 24th day of May, 2024, before me personally appeared Stanley Malcolm Skinner, Jr., Executor of Estate of June Hogan Dorman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2024.

Notary Signature
My commission expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE