Karen Johnson Davidson County
Batch# 1149689 DEEDWARR
06/21/2024 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $815.85
20240621-0046692

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38225-05-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,500.00. Affiant Subscribed and sworn to before me this 18th day of June, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bahman Barati, Shahnaz Soroush 1900 Liberty Square Nashville, TN 37215	Bahman Barati, Shahnaz Soroush 1900 Liberty Square Nashville, TN 37215	Map and Parcel No.: 08111017700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARCIA FONCREE, unmarried, LISA COOPER, unmarried, and CELIA ENNIS, married** ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **Bahman Barati and Shahnaz Soroush, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davisdon County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1707 17th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2024.

Marcia Foncree by Gerald G. Patterson, Atty In Fact

Marcia Foncree by Gerald G. Patterson, her attorney-in fact

Lisa Cooper by Gerald G. Patterson, Atty In Fact

Lisa Cooper by Gerald G. Patterson, her attorney-in fact

Celia Ennis by Gerald G. Patterson, Atty In-Fact

Celia Ennis by Gerald G. Patterson, her attorney-in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Marcia Foncree, and he is authorized by Marcia Foncree to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of June, 2024

Notary Public
My Commission Expires: 7-7-27

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lisa Cooper, and he is authorized by Lisa Cooper to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of June, 2024

Notary Public
My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Celia Ennis, and he is authorized by Celia Ennis to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of June, 2024.

Notary Public
My Commission Expires: 7-7-27

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southern 40 feet of Lot 393 MCGAVOCK AND WESTMORE'S ADDITION TO NASHVILLE, called the addition to the TOWN OF MCGAVOCK, the plan of which is of record in Plat Book 21, page 41, Register's Office for said County.

SAID part of Lot No. 393 fronts 40 feet on the Southwest side of 17th Avenue, North, and extends back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to DEWEY BURNETT, by Warranty Deed from LARRY N. COLE, a single person, of record in Book 6836, Page 404, in the Register's Office for Davidson County, Tennessee, dated April 23, 1986, and record on April 23, 1986. The said JAMES DEWEY BURNETT died on October 19, 2006.

BEING part and parcel of the same property conveyed to JO ANN EARLY, by Quit Claim Deed from JO ANN EARLY, EXECUTRIX FOR THE ESTATE OF JAMES DEWEY BURNETT, Probate Court for Davidson County, Tennessee, Docket No. 06P-1718, and of record in Instrument No. 20101109-0089838, in the Register's Office for Davidson County, Tennessee.

SAID JO ANN EARLY having died intestate on January 4, 2018, leaving her husband, GRANVILLE EARLY; children - LISA COOPER, MARCIA FONCREE and CELIA ENNIS; son-in-law, FOY GILLILAND; granddaughter, GRACE GILLILAND and Grandson, SETH GILLILAND, as her heirs-at-law, as evidenced by Affidavit of Heirships or record in Instrument Nos. 20230113-0003072 and 20230113-0003073, at the Register's Office for Davidson County, Tennessee.

SAID GRANVILLE EARLY having since died intestate on February 13, 2019, leaving his children - LISA COOPER, MARCIA FONCREE and CELIAENNIS; son-in-law, FOY GILLILAND; granddaughter, GRACE GILLILAND and Grandson, SETH GILLILAND, as his heirs-at-law, as evidenced by Affidavit of Heirships of record in Instrument No. 20230113-0003074 and 20230113-0003075, at the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MARCIA FONCREE, LISA COOPER and CELINA ENNIS, by Quit Claim Deed from FOY GILLILAND, SETH GILLILAND and GRACE GILLILAND, HEIRS/NEXT OF KIN OF JO ANN EARLY, of record in Instrument No. 20230210-0009853, in the Register's Office for Davidson County, Tennessee, dated January 26, 2023, and recorded on February 10, 2023.

See also Affidavit of Heirships of record in Instrument No. 20230714-0054124, Instrument No. 20230714-0054125, Instrument No. 20230714-0054126, Instrument No. 20230714-0054127, Instrument No. 20230714-0054128 and Instrument No. 20230714-0054129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of McGavock and Westmore's Addition to Nashville, called the addition to the town of McGavock, as recorded in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/18/24 (date of document).

Affiant Signature

6/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

