WARRANTY DEED

File #24-159

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1152528 DEEDWARR
06/28/2024 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,060.79
20240628-0048931

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Metro Holdings, LLC	NEW OWNER	162-03-0-223.00
(NAME)	(NAME)	
117 Panamint Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Matthew K. Shahnavaz, a married man and Barbara Lee Batson, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Metro Holdings, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54 on the Plat of Apache Hills, Section 4 of record in Plat Book: 4460, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot 54 fronts 43.32 feet on the south margin of Panamint Drive and extends back 163.88 feet on the East line, and 114.6 feet on the West line, to a line on the rear on which it measures 164.90 feet.

Being the same property conveyed to Erik K. Lockert Trustee by Quitclaim Deed from Barbara Lee Batson, Trustee for the Batson Revocable Living Trust of record in Instrument No. 20130514-0048659, Register's Office for Davidson County, Tennessee, dated April 14, 2013 and recorded on May 14, 2013 and within the same deed the said Erik Lockert, Trustee conveyed his interest in the subject property to Matthew K. Shahnavaz and Barbara Lee Batson, as joint tenants with right of survivorship. Laurie Shahnavaz, spouse of Matthew K. Shahnavaz, joins in this execution of this instrument for the purpose of conveying any and all marital interest, she has in the subject property.

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.

unimproved ☐
This is improved ☒ property, known as 117 Panamint Drive, Nashville, TN 37013

(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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 17th day of June, 2024.

Matthew K. Shahnavaz

Laurie Shahnavaz

Barbara Lee Batson

STATE OF INDIANIA
COUNTY OF Hamilton

On this 13th day of June, 2024, before me personally appeared Matthew K. Shahnavaz, Laurie Shahnavaz, and Barbara Lee Batson, 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 13th day of June, 2024.

Tasha R. Law-Jones
Notary Signature
My commission expires: 2/24/2029

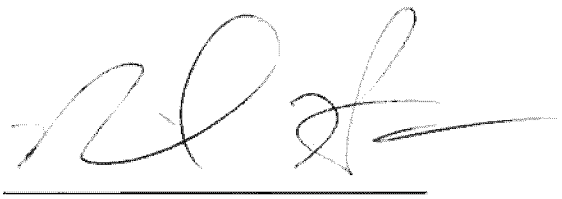
NOTARY PUBLIC SEAL INDIANA
Tasha R Law-Jones
Notary Public, State of Indiana
Marion County
Commission Number NP0731949
My Commission Expires
2/24/2029

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Nick Harris, 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 June 13, 2024.



Affiant Signature

6/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of June, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

