Karen Johnson Davidson County
Batch# 1153777 DEEDWARR
07/02/2024 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20240702-0049924

**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Maria Francisca Reyes
299 Elysian Fields Road
Nashville, TN 37211
**SEND TAX BILLS TO:**

New Owner

# WARRANTY DEED

(Map 133-11-0; Parcel 077.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ROBIN M. EVANS, EXECUTOR, AND RAMIN EFTEKHAR ZADEH, HEIR OF ESTATE OF FARIS Z. EFTEKHAR**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MARIA FRANCISCA REYES,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being Lot No. 18, Section One, Valley View Meadows, of record in Plat Book 3500, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Afsar Z. Eftekhar, by Warranty Deed dated June 19, 1992, from Henry G. Frazier and wife, Sharon Swarts Frazier, recorded June 24, 1992 in Book 8659, Page 315, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated August 1, 2003, Donna Afsar Eftekhar, formerly known as Afsar Z. Eftekhar, and husband, Faris Z. Eftekhar, conveyed all their right, title, and interest in the subject property to Donna Afsar Eftekhar and husband Faris Z. Eftekhar, recorded August 7, 2007 in Instrument No. 20030807-0112432, in said Register's Office. The said Donna Afsar Eftekhar died on or about February 25, 2010, leaving title in the subject property vested in the said Faris Z. Eftekhar as the surviving tenant by the entirety (see also the deed of record in Instrument No. 20101229-0103193, in said Register's Office). The said Faris Z. Eftekhar died testate February 21, 2023, devising the subject property to Ramin Eftekhar Zadeh, as pursuant to the Last Will and Testament of Faris Z. Eftekhar, filed under Case No. 24P352, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 299 Elysian Fields Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors 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 noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantor, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 28th day of June, 2024.

**ESTATE OF FARIS Z. EFTEKHAR**

**BY:** _____
**RAMIN EFTEKHAR ZADEH, HEIR**

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 Ramin Eftekhar Zadeh, Heir of Estate of Faris Z. Eftekhar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2024.

_____
Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**ESTATE OF FARIS Z. EFTEKHAR**

**BY:** _____
**ROBIN M. EVANS, EXECUTOR**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Robin M. Evans, Executor of the Estate of Faris Z. Eftekhar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that they executed the foregoing instrument as Executor of the Estate of Faris Z. Eftekhar and who acknowledged that they executed the same as their free act and deed and by authority granted them as Executor of the Estate of Faris Z. Eftekhar.

Witness my hand and official seal, this the 28th day of June, 2024.

_____
Notary Public

My Commission Expires: October 22, 2025
(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin M. Evans, Executor
Affiant

Subscribed and sworn to before me this 28th day of June, 2024.

Lynae Wilder
Notary Public

My commission Expires: October 22, 2025




File No. GTS1-2024-203

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 6/28/24 (date of document).

Jennifer Russell
Affiant Signature

7/2/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

