Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648068

Karen Johnson Davidson County
Batch # 1160103 DEEDWARR
07/22/2024 10:17:34 AM 2 pgs
Fees: $13.00 Taxes: $3,885.07
20240722-0054574

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,050,018.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2024.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David M Yazdian and Shahram Abe Yazdian 729 Crescent Rd Nashville, TN 37205	New Owner	Tax Parcel ID No. 116 04 0 083.00

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, **Georgia R Hobb** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David M Yazdian , unmarried man and Shahram Abe Yazdian, a married man, joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being the Easterly Part of Lot No. 31 on the Plan of CLEARVIEW, as of record in Book 843, Page 8, Register's Office for said County.

According to a survey made July 1939, by W. B. Southgate, Surveyor, said part of Lot No. 31 fronts 125 feet on the Westerly side of Clearview Drive, and runs back 186.7 feet on the Northerly line and 168.6 feet on the Southerly line to a dead line, measuring 81.4 feet thereon.

Being the same property conveyed to Georgia R. Hobb, by Executor Quitclaim Deed from Lesa H. Skoney and Georgia R. Hobb, as Co-Executors of the Estate of E. Jane Hazlewood, of record in Instrument No. 20090601-0050012, in the Register's Office of Davidson County, Tennessee, dated May 29, 2009 and recorded on June 01, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEARVIEW, as recorded in Plat Book 843, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 753, Page 212.

Easement recorded in Book 924, Page 430.

This is improved property located at 603 Clearview Drive Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of July, 2024.

Georgia R. Hobb _____

Georgia R Hobb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Georgia R Hobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2024.

Natha L Powers

Notary Public

My Commission Expires: _____



My Commission Expires
December 8, 2024