Karen Johnson Davidson County
Batch# 1165703 DEEDWARR
08/02/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $4,236.50
20240802-0058796

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

CRT File No. 240648160

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-19-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,145,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2024.

Notary Public
My Commission Expires: 4-19-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shirin Shahnaseri and Seyed Amir Mousavi 303 Charlesgate Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0C-022.0 -CO

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, **Taylor Averill Berry and David Rivers Hanson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shirin Shahnaseri and Seyed Amir Mousavi, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Burlington, of record in Plat Book 5200, pages 403-406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TAYLOR AVERILL BERRY AND DAVID RIVERS HANSON, WIFE AND HUSBAND, by deed from NATHAN SUCCOP AND BRIANA SUCCOP, HUSBAND AND WIFE, of record in Instrument No. 20161117-0121570, dated November 16, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-09-0C-022.0 -CO.

Matters shown on the Plan of record in Plat Book 5200, pages 403-406, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5863, page 796 and amended in Book 6046, page 134 , said Register's Office.

This is improved property located at 303 Charlesgate Place Nashville TN 37215

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 1st day of August, 2024.

Taylor Averill Berry

David Rivers Hanson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor Averill Berry and David Rivers Hanson, 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 1st day of August, 2024.

Notary Public

My Commission Expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Missy Zaleski *(custodian's name)*, 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 8-1-24 *(date of document)*.

Missy Zaleski — Custodian's Signature

8-2-24 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Shelly M Walling — Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4/19/26