This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23028-AP

Karen Johnson Davidson County
Batch# 1170514 DEEDWARR
08/16/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20240816-0062840



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2024.

Notary Public
My Commission Expires: 7/6/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeiran Rzavi 2924 TALL PINES WAY ATLANTA, GA 30345	New Owner 2924 TALL PINES WAY ATLANTA, GA 30345	141-06-0C-039-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tyler Allen Shewmaker, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeiran Rzavi**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 33, Final Plat, Phase 1A, Riverbridge Community, a planned unit development, according to survey and plat of same appearing of record in Instrument No. 20030213-0019997, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tyler Allen Shewmaker, a single man by Warranty Deed from Kathryn C. Carmody fka Kathryn C. Bricken, and Sean R. Carmody, wife and husband, dated September 30, 2022, recorded September 30, 2022, of record in Instrument No. 20220930-0108285, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3605 Crossbrooke Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 14th day of August, 2024.

GRANTOR:

Tyler Allen Shewmaker

Tyler Allen Shewmaker

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tyler Allen Shewmaker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2024.

Notary Public CHERYL M. CAIL
My Commission expires: 09/15/2027



Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 14, 2024**.

Date

Affiant Signature

August 16, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **August**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)